ATLANTA HOUSING

LIVE • WORK • THRIVE

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Vision

LIVE. WORK. THRIVE.

Healthy Mixed-Income Communities; Healthy Self-Sufficient Families

Mission

Provide quality affordable housing in amenity-rich, mixed-income communities for the betterment of the community.

Goals

AHA's business model has positioned it to achieve three goals:

- **Quality Living Environments** – Provide quality affordable housing in healthy mixed-income communities with access to excellent quality-of-life amenities.

- **Self-Sufficiency** – (a) Facilitate opportunities for families and individuals to build economic capacity and stability that will reduce their dependency on subsidy and help them, ultimately, to become financially independent; (b) facilitate and support initiatives and strategies to support great educational outcomes for children; and (c) facilitate and support initiatives that enable the elderly and persons with disabilities to live independently with enhanced opportunities for aging well and to improve health and wellness for all residents.

- **Economic Viability** – Maximize AHA's financial soundness and viability to ensure sustainability of its investments and portfolio of properties.

Guiding Principles

In approaching its work, regardless of the funding source, strategy, or programmatic initiative, AHA applies the following guiding principles:

1. End the practice of concentrating low-income families in distressed and isolated neighborhoods.
2. Create healthy mixed-use, mixed-income (children-centered) communities using a holistic and comprehensive approach to assure long-term market competitiveness and sustainability of the community and to support excellent outcomes for families (especially children), with emphasis on excellent, high-performing neighborhood schools and high quality-of-life amenities, including first-class retail and green space.
3. Create mixed-income communities with the goal of creating market-rate communities with a seamlessly integrated affordable residential component.
4. Develop communities through public/private partnerships using public and private sources of funding and private sector know-how and real estate market principles.
5. Support AHA-assisted families with strategies and programs that help them achieve their life goals, focusing on financial self-sufficiency and educational advancement of the children with expectations and standards for personal responsibility benchmarked for success.

Atlanta Housing Authority

FY 2019 MTW Annual Plan

For Fiscal Year Beginning July 1, 2018

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Message from the Board of Commissioners

Over the past several years, we have witnessed unprecedented growth and urban renewal in the city of Atlanta, but as communities are enhanced and revitalized, the benefit of such progress has not been equally shared. As a result of high demand for all housing and increases in housing costs across the board, issues such as wealth inequality and displacement can no longer hide in plain sight.

The need for housing for people at all income levels has never been more pressing. It is our charge to address this critical need in a manner that is expeditious, thoughtful, and efficient. Yet, we also recognize that simply providing a roof over one's head is rarely enough to put a family on an upward trajectory towards self-sufficiency.

Atlanta Housing (AH) is designated as a Moving to Work (MTW) agency by the United States Department of Housing and Urban Development (HUD). As one of only 40 MTW agencies across the country, this gives AH both the flexibility and the responsibility to use resources innovatively, in a manner that fits our specific needs and the needs of our families. This way, we are able to drive better outcomes with limited dollars and equip our participants with skills that meet the demands of our city's booming economy.

We are proud to serve those in our community and make Atlanta a place that is equitable and inclusive. And, it continues to be my honor, along with a dedicated Board of Commissioners, to provide leadership to the talented, capable team of professionals that come to work at AH each day. Together, we are focused on making Atlanta a place where one's income does not determine their outcome.

Message from the President & CEO

As Atlanta Housing (AH) enters its second year of implementing its five-year strategic vision, I am proud to present the Fiscal Year (FY) 2019 Annual Plan that highlights our priorities for the coming year. We hope this plan increases transparency in both how we operate and how we administer our MTW program.

Tailored to local market conditions and circumstances, our strategic priorities for FY 2019 have a renewed focus on the following areas:

- Increase the supply of housing for AH residents in highly sought-after communities in the City of Atlanta;
- Foster the long-term preservation of AHA-owned or subsidized units; and
- Increase work opportunities and support services for our participants, as well as their quality of life and wellness.

In FY 2019, our goal is to get "shovels in the ground" and vertical construction underway, as we are focused on laying the foundation and adding new affordable units in the city to meet the ever-increasing demand. On the AH operations side, we will continue to enhance our performance, efficiency and productivity. Remaining focused on dual goals, expanding our development efforts and enhancing self-sufficiency delivery is key.

At AH, we employ benchmarks to measure our results and make sure our resources serve the community in the most efficient manner possible. This is the heart of our public housing mission. It is this challenge that propels us to create the innovations that build stronger communities and inspires us to work tirelessly to help our residents find work and improve long-term outcomes.

Finally, I am motivated by the talent and heart-filled commitment of the AH staff. Our staff shows up every day, and volunteers through AH Cares, to ensure that our families are taken care of. Together, we are proud to serve our community, making it a place where high quality of life is obtainable by everyone.

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THE STRATEGY:

LIVE. WORK. THRIVE.

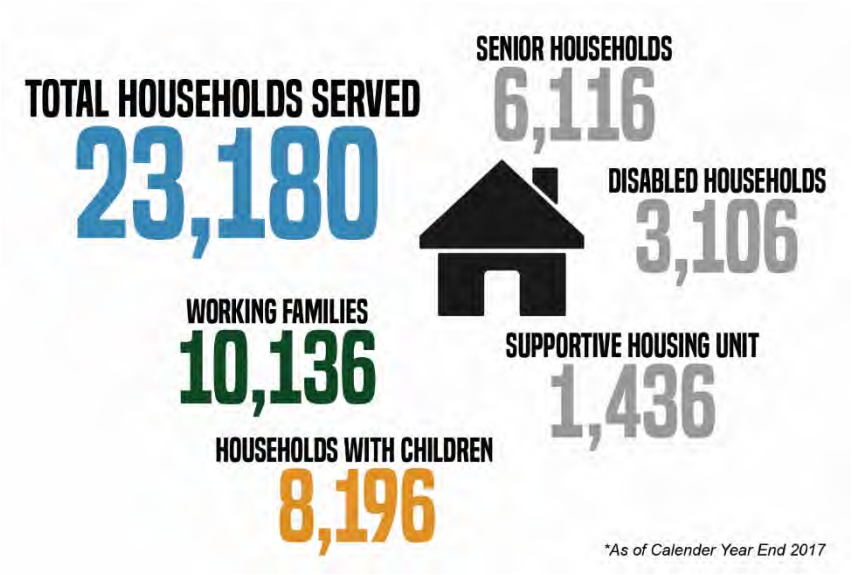
AHA strongly believes in the potential of the individual. Therefore, VISION 2022 takes a people-centered, holistic approach that creates opportunities for those we serve to live, work and thrive in innovative, safe and healthy communities. These three thrusts are the building blocks of our strategy:

- **Live.** AHA will redefine its approach to affordable housing development to emphasize community development, alongside the creation of innovative live-work-thrive innovation spaces.
- **Work.** AHA will invest agency funding towards the agency's self-sufficiency programs, with a focus on family independence, student achievement, digital literacy/connectivity, employment and workforce development, and health and volunteerism.
- **Thrive.** AHA will streamline its service delivery approach by updating financial policies and protocols, continuing to reduce operational overhead, and identifying areas to preserve and increase quality affordable housing in the city of Atlanta.

AHA believes that people are the heartbeat of a community, not buildings. Thus, as we strive to increase access to quality housing for all, we also consider the needs of those we serve and ways in which we can improve their lives and the surroundings. That is the core of VISION 2022, AHA's five-year strategic plan. It is a strategy about people and community—people living well and working toward total self-reliance in communities that thrive. Why is this important? Because better living is the gateway to a better life. At AHA, we believe *everyone* deserves a chance at a better life.

Section I.
Overview of Atlanta Housing

AHA provides housing opportunities and supports five general groups. Ninety-five percent of the families are very low- income or extremely low-income and earn less than $24,600 per year on average for a family of four. In other words, AHA assists the families that need us most, whether due to their income or circumstances. Over the next four years, AHA's focus is to open the doors wider to create more housing opportunities for families, individuals, and special needs populations such as veterans, older adults, and persons with disabilities.



Now in its second year of implementation, VISION 2022: Live. Work. Thrive. (VISION 2022) is a comprehensive and strategic plan developed in 2017 that renews the Atlanta Housing Authority's focus of being the frontrunner of affordable housing in the City of Atlanta.

OUR MOTTO:

Opening Doors to Quality Living

True to the vision of our founders, Charles Palmer and Dr. John Hope, AHA is opening doors to quality living for all. AHA can accomplish this objective by focusing on innovative ways to increase affordable housing options and developing quality, innovative communities in Atlanta. At the same time, AHA will help create opportunities for advancement of working families, children, seniors and persons with disabilities.

THE CHALLENGE:

Preserving Affordable Housing in a Growing Market

The 38th largest city in the United States, Atlanta is growing rapidly. Between 2010 and 2015, Atlanta experienced a 10.4 percent population growth, and today, according to the United States Census Bureau, its population is an estimated 472,522. With a gross domestic product of $276 billion, Atlanta ranks 10th in the nation economically. Yet, as the city rebounds from the recession, growth remains imbalanced across the city, new real estate development largely focuses on luxury housing, and the income gap is widening.

As a result, the number of available affordable housing units is steadily decreasing, causing an affordable housing shortage in the City of Atlanta.

The City of Atlanta's 2016 Comprehensive Development Plan acknowledges that the number and type of housing units constructed is a major factor affecting population growth. Affordable housing and equity are top priorities for the City of Atlanta. Other high-ranking needs, as identified in the plan, are:

- Work to attract a diverse population at all income levels
- Promotion of growth in areas with slow growth and declining populations
- Meeting the needs of a growing senior population by providing affordable housing options and opportunities to age in place.

Our VISION 2022 recognizes that Atlanta demographics are changing, market forces are shifting and affordable housing supply is increasingly limited. As private developers focus on building luxury housing, there is a limited rental housing supply for low-income families and individuals. Very low-income and extremely low-income families with vouchers experience extreme competition for rental units with market-rate renters. Renters and homeowners are demanding a lifestyle connected to a diverse community with innovative housing products and housing types that reflect their individual needs and a built environment that supports health, education and economic access, and opportunities for the residents of the complex and the surrounding community.

Place matters to people when choosing a location to live, work and thrive. A healthy place can provide: a commitment to equity in housing; wellness elements integrated into the built environment that offer programming opportunities for partners to provide services; and opportunities for social interaction and connections to the broader community, jobs, quality education, services and amenities.

Limited public funding is available in the current fiscal climate and in order to continue the development of affordable housing in healthy communities, AHA will continue to leverage partnerships and private dollars to embrace new and integrated models of real estate development that take into account people's values and needs well into the future. We plan to build affordable housing that will benefit low-income families by creating options in healthy mixed-income communities. This approach will create economic mobility for residents, and attract new partnerships and sources of capital to our developments. It will allow us to stay competitive and relevant in a dynamic marketplace, where only a handful of developers focus on affordability.

THE PLAN:

Stronger Communities, Brighter Futures

To meet the challenges facing affordable housing in Atlanta's vigorous market, AHA aims to serve more low-income families in need of housing assistance. Led by the philosophy that all people matter and that quality living should not be an advantage of the privileged, we are motivated to provide better living opportunities for those we serve and empower them through human development services and opportunities that endorse self-reliance. These efforts will create building blocks to stronger communities and foster pathways to brighter futures. In 2018, AHA established the People, Partnership and Investments Division and restructured the Human Services team to update its service delivery model to target specific outcomes for AHA families.

MIXED INCOME COMMUNITIES
Section I.A.

AHA works with private-sector real estate developers to create market-rate quality mixed-use, mixed-income communities on the sites of former public housing projects where AHA determines it is feasible.

APPLICANT ELIGIBILITY

Residents under 60% AMI for HUD assisted and tax credit units. Non-elderly and non-disabled must be work compliant.

HOUSING CHOICE VOUCHER PROGRAM
Section 1.D.

AHA's Housing Choice Voucher Program (HCVP) offers families the greatest opportunity to exercise personal responsibility and preference in selecting where they live.

APPLICANT ELIGIBILITY

Vouchers are issued to households earning under 50% AMI and non-elderly and non-disabled must be work complaint. Additionally, families selected from the waiting list must meet the City of Atlanta's Residency Preference.

AHA-Owned Communities
Section 1.F.

AHA owns 11 public housing assisted residential properties, including 9 senior high-rise communities and two small family communities.

APPLICANT ELIGIBILITY

Residents of the high-rise communities are elderly (age 62 or older), near elderly (age 55-61), and nonelderly disabled adults. Residents under 80% AMI. Residents at multi-family communities who are non-elderly and non-disabled must be work complaint.

CHOICE NEIGHBORHOODS
Section I.B.

A $30 million grant from HUD, these funds will be utilized to redevelop the former University Homes public housing site and to revitalize the three surrounding neighborhoods.

APPLICANT ELIGIBILITY

Varies based on program initiative - Housing; Neighborhood; People

ATLANTA HOUSING PROGRAMS

HUMAN DEVELOPMENT SERVICES
Section 2

AHA works with non-profit service providers, corporations, foundations, educational institutions and other community stakeholders to facilitate and employment, educational enrichment/mentoring, workforce development and wellness services for its residents including adults, children, youth, seniors and persons with disabilities leading to increased earnings, self-sufficiency for families, and a progression to mainstream self-reliance by addressing intergenerational poverty, and healthy aging-in-place for elderly anddisabled households.

HomeFlex
(Formerly Project Based Rental Assistance)
Section 1.C.

Using MTW flexibility, in 2005 AHA created and implemented the Project Based Rental Assistance Program (now called HomeFlex) – a financial incentive and financing tool to encourage private sector developers and owners of quality multi-family developments to reserve a percentage of their units as affordable.

APPLICANT ELIGIBILITY

Residents under 60% AMI for HUD assisted and tax credit units. Non-elderly and non-disabled must be work compliant.

HAVEN
(Supportive Housing Programs)
Section I.E.

The purpose of supportive housing is to provide at-risk populations – who are often homeless or soon-to-be homeless – with a stable housing arrangement that includes intensive, often specialized support services that address individual needs.

APPLICANT ELIGIBILITY

At-risk populations include homeless individuals and families, persons with physical, mental or developmental disabilities, military veterans, families separated due to the lack of housing, youth aging out of foster care, and other target groups that need quality, affordable housing.

HOMEOWNERSHIP DOWN PAYMENT ASSISTANCE
Section 1.G.

AHA provides eligible first-time homebuyers that earn up to 80 percent of Area Median Income (AMI) with financial assistance to purchase homes within or near AHA's MIXED communities, as well as neighborhoods throughout the city of Atlanta

APPLICANT ELIGIBILITY

Participants must make 80% of area median income or less and be a first time home buyer.

Section II.
FY 2019 Priorities

AHA holistically operates the entire agency under its MTW authority. Consistent with VISION 2022, AHA will utilize its MTW flexibilities and leverage grants and other sources of funding to implement major initiatives and activities for FY 2019 in the following primary areas.

Strategy		MTW Statutory Goals*		
		1	2	3
1	LIVE: Creating Modern, Distinctive, Quality Communities	*		*
2	WORK: Creating an Entryway to Independence	*	*	*
3	THRIVE: Keeping Our Finances in Check			*

Legend:

1. *MTW Statutory Goal 1: Increase housing choices for low-income families*
2. *MTW Statutory Goal 2: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient*
3. *MTW Statutory Goal 3: Reduce costs and achieve greater cost effectiveness in Federal expenditures*

The Atlanta Housing Authority has three strategic priorities:

- **Live.** AHA will redefine its approach to affordable housing development to emphasize community development, alongside the creation of innovative live-work-thrive innovation spaces. This includes:
- **Work.** AHA will invest agency funding towards the agency's self-sufficiency programs, with a focus on family independence, student achievement, digital literacy/connectivity, employment and workforce development, and health and volunteerism.
- **Thrive.** AHA will streamline its service delivery approach by updating financial policies and protocols, continuing to reduce operational overhead, and identifying areas to preserve and increase quality affordable housing in the city of Atlanta.

AHA continues to exercise its full MTW flexibility and will continue its focus on implementing major initiatives that further availability of and access to affordable housing and support services. The FY 2019 priority activities are described and aligned with the MTW statutory goals. Other ongoing activities previously approved by HUD and operationalized by AHA are described in Section V – Appendices C and H. In its entirety, AHA will focus on these key priorities that align with AHA's goals and objectives and that are designed to address unique local challenges.

With the FY 2019 Plan, there are acquisition and development activities associated with AHA development partners, such as the Atlanta BeltLine, Inc. and Invest Atlanta, to be contemplated in FY 2019. Additionally, AHA seeks to acquire parcels in the target areas for the Choice Neighborhood Transformation Plan, to include Ashview Heights, Vine City, English Avenue and the Atlanta University Center neighborhoods. AHA seeks authorization of these activities through this FY 2019 Annual Plan. The progression of activities described herein will be implemented under HUD's previous approvals and/or do not require HUD's approval as an MTW activity, e.g., submitting an application for a Choice Neighborhoods Implementation Grant.

To create a forum for meaningful public input and feedback, these priorities are described in greater detail within the plan.

Note: Many of these multi-year activities were identified and approved by HUD in previous AHA MTW Annual Plans and constitute "ongoing activities" under its MTW authority. Pursuant to AHA's MTW Agreement with HUD and unless otherwise noted, AHA is not requesting additional HUD approval of the ongoing activities described in this FY 2019 plan.

AHA Programs

- **AHA-Owned Communities** are AHA's public housing senior/disabled high-rises and family communities.
- **HAVEN** is the collective program of AHA's supportive housing pilots and initiatives for at-risk populations.
- **HomeFlex** is AHA's MTW-Approved Project Based Rental Assistance (or PBRA) program.
- **Housing Choice Voucher Program** is AHA's tenant-based voucher program.
- **MIXED Communities** represent AHA-Sponsored Mixed-Use, Mixed-Income developments on former public housing sites.

STRATEGY 1:
LIVE: Creating Modern, Distinctive, Quality Communities

CREATING MODERN,
DISTINCTIVE, QUALITY
COMMUNITIES

AHA'S REAL ESTATE DEVELOPMENT MODEL AND APPROACH

Under VISION 2022, AHA has designed a real estate development model that considers the type of opportunity, the partnership structure, and an assessment of the returns both economic and for the public good. During FY 2018, AHA planned and developed enhanced due-diligence and investment protocols to guide decision-making on financing and developing financially feasible new construction and rehabilitation projects.

In FY 2018, AHA's real estate focus was on:

- Building out AHA's capacity in real estate transaction investments and financial underwriting;
- Strategic acquisitions in areas of opportunity;
- Diversifying real estate development partners;
- Advancing catalytic development projects through pre-development phases.

In the current fiscal climate, this entails a standardized approach with a set of tools that will enable us to pursue self-development and other new construction projects that represent sound investments. AHA seeks to earn reasonable returns under a double bottom-line investment framework in accordance with the AHA mission.

In FY 2019, AHA will continue these efforts in partnership with mission-oriented affordable residential and mixed-use development partners. In tandem, AHA will move forward to develop a monitoring and tracking system to ensure the progress of each acquisition, new construction and rehabilitation project from acquisition to vertical construction and post occupancy and to ensure the viability of the entire portfolio.

Defining the Opportunity

AHA has the opportunity to develop 400+ acres of AHA-owned land in the City of Atlanta. The portfolio is comprised of 60 percent (or 240 acres) vacant land with no developer and 40 percent (or 160 acres) vacant land with a selected development partner.

Over the next four years, AHA will continue to redefine its approach to affordable housing development to emphasize community development coupled with the creation of innovative live-work-thrive spaces with the following features:

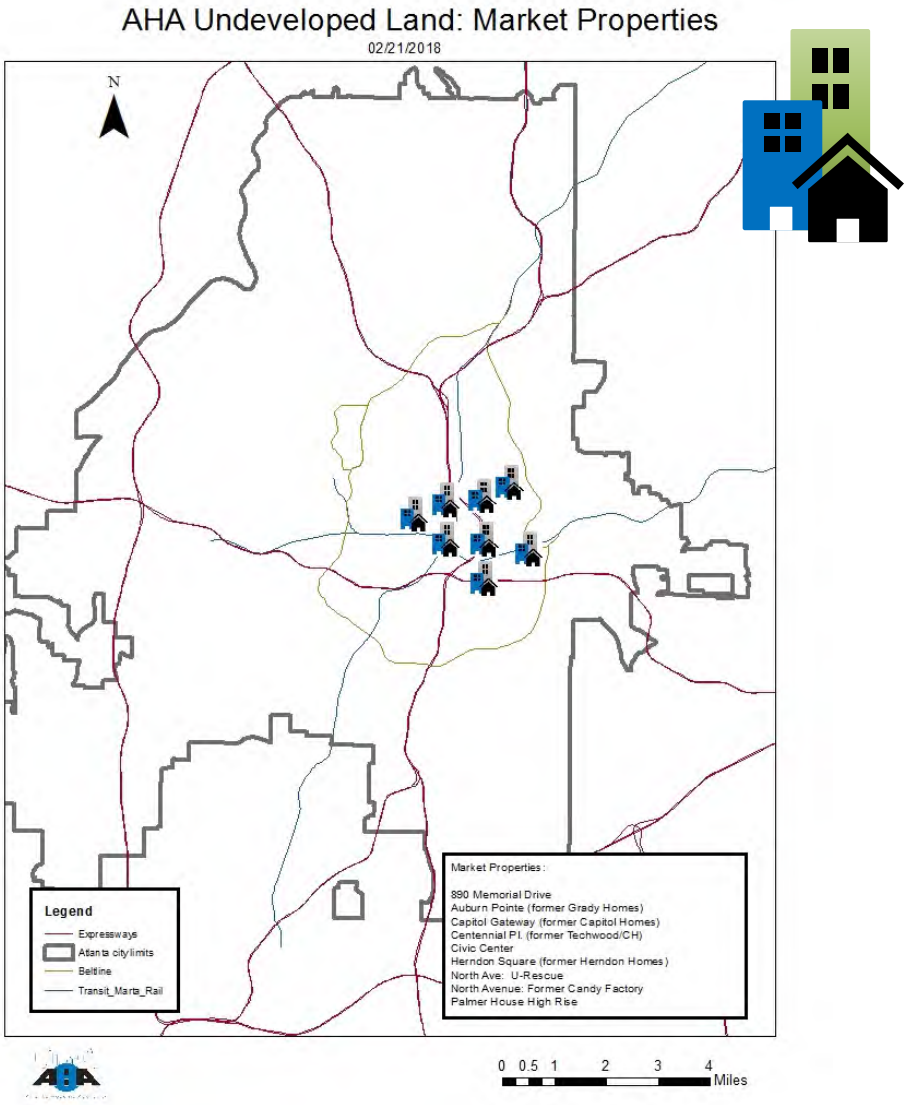
- Amenities (grocery stores, healthcare, and other neighborhood-serving amenities)
- Public infrastructure (public transportation, storm water management, Atlanta BeltLine)
- Environmental sustainability
- Proximity to commercial centers and jobs
- Public safety
- Quality schools and education
- Parks and greenspace

AHA will continue building financially feasible and healthy mixed-income communities in neighborhoods that represent areas of opportunity. Development opportunities can be characterized as market-driven, catalytic or revitalization, as depicted in the following maps.

MARKET-DRIVEN OPPORTUNITIES

Development opportunities characterized by high land values and healthy and appreciating real estate market conditions where private sector investors are able to easily secure private financing. A market competitive return on investment is possible short and long term.

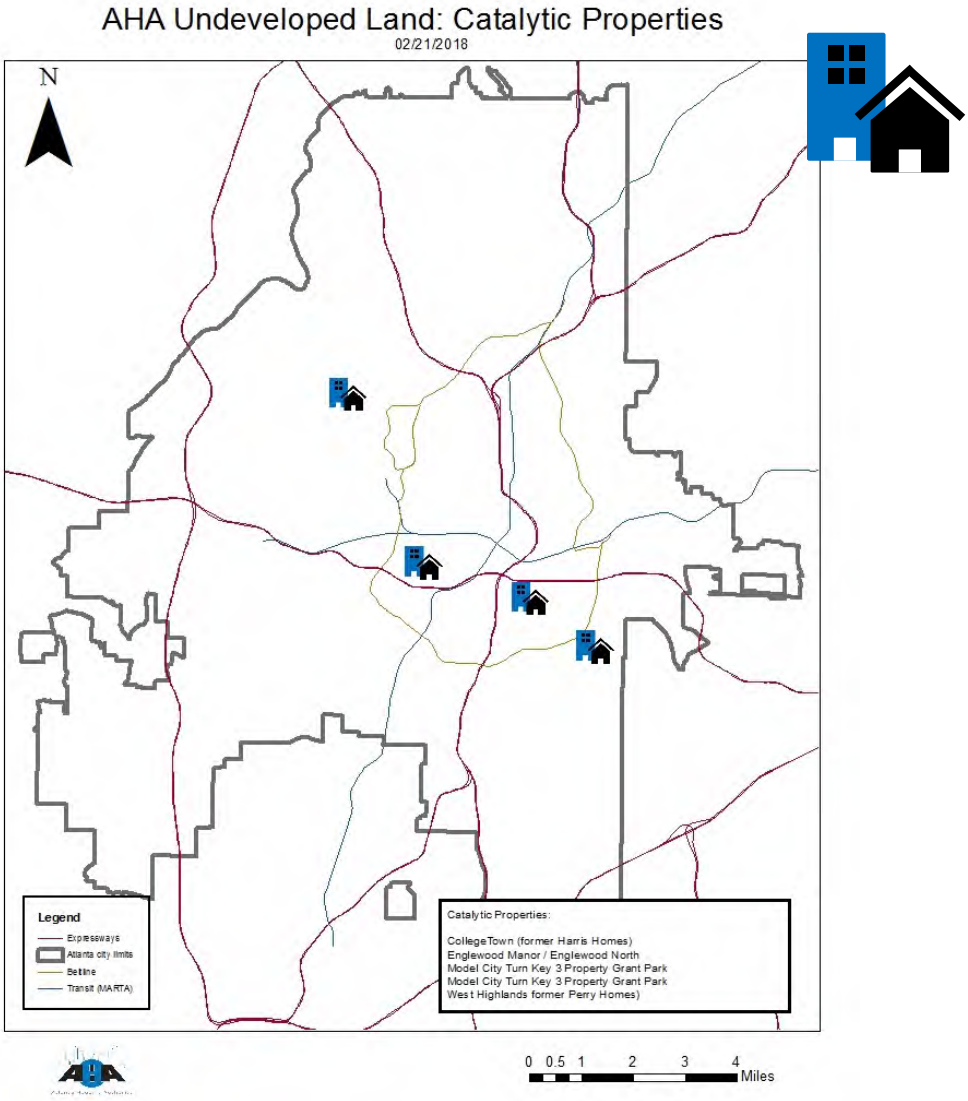
Example: AHA acquired the Boisfeuillet Jones Atlanta Civic Center site in the downtown central business district (CBD) to develop market-rate and low-income residential housing with commercial and retail space in an area of opportunity in a mixed-income setting in close proximity to quality schools, public transportation and a sufficient supply of employment opportunities; Development of the former Herndon Homes public housing site that is located near the new Mercedes Benz Stadium, Georgia Tech, the World Congress Center and Midtown Atlanta, and drives the creation of an Innovation District that offers jobs, services and amenities to retain existing residents and attract an economically diverse population.



CATALYTIC OPPORTUNITIES

Development opportunities characterized by stabilized real estate market conditions with low-to-moderate land values and limited short-term growth opportunities where private sector investors are able to secure private financing contingent upon public sector partnerships that mitigate developer risk and provide gap financing. A competitive market return on investment is possible long term. There may be cases where AHA will explore development of low-income housing that is financially sustainable based on a modest return and break-even analysis.

Example: Development of the former Englewood Manor public housing site where a vision and strategy for collaborative investments and place-based community revitalization based on proximity to the Atlanta BeltLine and Chosewood Park and Grant Park will drive the creation of an innovative transit-oriented development that will catalyze neighborhood revitalization over time by creating jobs, services and amenities to retain existing residents and attract an economically diverse population.



NEIGHBORHOOD REVITALIZATION OPPORTUNITIES

Revitalization opportunities are characterized by destabilized real estate market conditions with low land values and minimal growth opportunities where private sector investors are limited in their ability to secure private financing without public sector investments that mitigate developer risk and provide significant financing with deferred returns. There is limited potential for a competitive, market-driven return on investment both short and long term.

Example: Development of the former University Homes (Scholars Landing) and acquisition of single-family homes and contiguous lots in the Ashview Heights and Vine City neighborhoods to build affordable rental or owner-occupied units as part of the place-based Choice Neighborhood Atlanta initiative. A vision and strategy for collaborative investments for the redevelopment of University Homes and the revitalization of three communities (Vine City, Ashview Heights and Atlanta University Center) spurred by the award of a $30 million HUD Choice Neighborhoods Implementation Grant that generated a commitment of over $395 million from the city and other public/private partners. This funding will drive the creation of innovative housing and community development that will spur housing development and neighborhood revitalization over time by stabilizing home values, creating jobs, facilitating better access to private and local services and amenities to attract an economically diverse population.

AHA Undeveloped Land: Revitalization Properties

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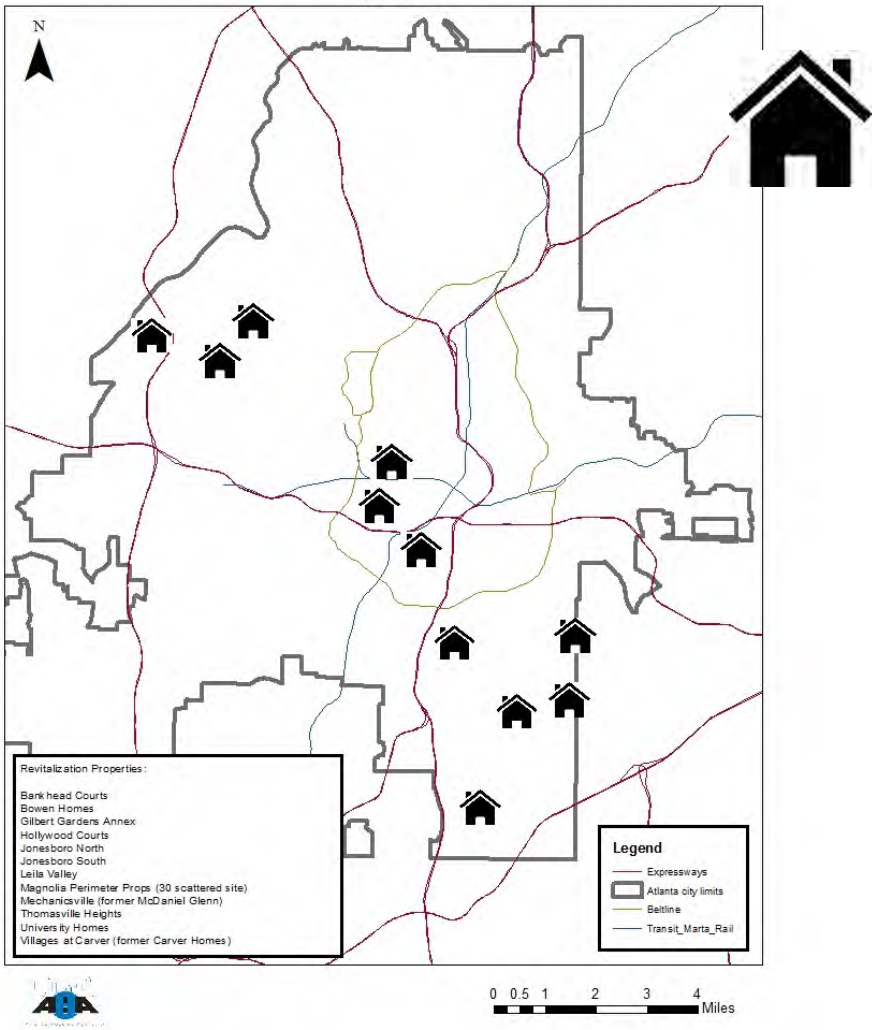


Developing Partnerships under a Co-Investment Strategy to Leverage Capital and Jump-Start New Construction in Areas of Opportunity in the City of Atlanta

To realize its vision and take advantage of various opportunities and sources of capital, AHA will continue to seek partners in the public, private and non-profit sectors. AHA will continue to work collaboratively with other housing agencies including but not limited to the City of Atlanta, Invest Atlanta, the Atlanta BeltLine Inc., and the Atlanta Public Schools. With common goals that benefit low-income families, AHA and its partners will advance the development of affordable housing and further AHA's revitalization activities; support City-driven public-use purposes, community development or neighborhood revitalization initiatives; provide jobs and economic development for low-income families; and/or support place-based strategies that create sustainable quality living environments and offer opportunities for self-sufficiency for low-income residents.

In addition to its current long-term real estate development partnerships, AHA has developed a framework for new partnerships in which each partner shares in the opportunity, risks and reward. This co-investment framework is described in greater detail under Strategy 3: THRIVE. Also, AHA will seek to develop new sources of capital through vehicles such as bonds, loan funds, preferred capital funds and grant programs. AHA will explore the creation of a development affiliate to engage in self-development of residential and mixed-use real estate development opportunities to further AHA's mission and benefit low-income families. Further discussion of these topics can be found in Strategy 3: THRIVE.

Tools for Monitoring Our Success

To enhance decision-making, monitor and track the progress of each project and the viability of the entire portfolio, AHA will continue to enhance its due diligence and investment decision-making tools in accordance with AHA's New Paradigm.

Under the New Paradigm, AHA has developed financial models and a due diligence approach to negotiate deal structure and parameters by which we will assess each project and development deal. Depending on the type of opportunity and partnership structure, the New Paradigm will ensure that AHA leverages its resources and meets its investment goals to further the mission of affordable housing. The New Paradigm is described in greater detail under Strategy 3: THRIVE.

Each type of development opportunity (market-driven, catalytic or revitalization) can be assessed using traditional real estate criteria to ensure projects are financially viable in the respective market areas and will earn reasonable returns on investment (ROI) for AHA and are measured by community-specific factors considered in the scoring to include:

- Market Feasibility
- Affordable Housing Levels
- Financial Impact
- Environmental Sustainability
- Measureable Socioeconomic Benefit
- Self-Sufficiency Opportunities
- Social Services/Amenities

These factors are used to assess the feasibility and benefits of individual real estate investment opportunities.

Other Activities

One of the primary goals of VISION 2022 is to conduct due diligence and get shovels in the ground as soon as possible, to maximize the number of new units developed over the next four years. During FY 2019, AHA reserves the right to engage in the following activities for all real estate holdings:

- AHA may engage or participate in land transactions (including acquisitions, sale, dispositions, and swaps) to support affordable housing development in areas of opportunity or the future revitalization of AHA-owned vacant land. AHA will also continue to promote neighborhood stabilization and align its community development goals with its development partners, the City of Atlanta, Invest Atlanta and the BeltLine, as well as the dedication of public right-of-way and infrastructure to the City of Atlanta.

- Where AHA-owned land is not suitable for residential development, AHA may consider a land swap or disposition of land where proceeds shall be used for the benefit of low-income families.

- AHA will work collaboratively with public and private sector partners to implement real estate activities under an aligned co-investment framework that supports major City redevelopment initiatives and benefits low-income families. Work may include the swap, disposition and acquisition of land; the formation of affiliates for the development of real estate; and investment in real estate development in areas of opportunity.

- AHA will explore alternative funding options for the ongoing revitalization activities including, as appropriate, any sites of former public housing and AHA-acquired land (as listed in Appendix D, Table 6 of this Plan). These options may include, but are not limited to, a variety of public sources such as MTW funds, Replacement Housing Factor funds, and Choice Neighborhoods Implementation grants, as well as other public and private equity.

- AHA will explore strategies to mitigate community displacement, as well as including site-based waiting list preferences for affected residents.

- AHA will explore the option of issuing Requests for Interests, Qualifications and/or Proposals for private sector development partners for other AHA-owned former public housing sites and acquired land, subject to market demand, financial feasibility, funding availability, and conditions in the financial and real estate markets. AHA reserves the right to use its own AHA affiliate for self-development, outside the solicitation process, to lead the redevelopment of AHA-owned or acquired land.

- In order to advance development, AHA will explore potential land swaps, acquisitions, dispositions and other opportunities within redevelopment areas.

- With the potential for community resident displacement as a result of new development, AHA will support community retention efforts including but not limited to submission of regulatory waiver requests allowing the expansion of site-based waiting lists for all phases of development to include an eligibility preference for (1) former eligible residents relocated as a result of HUD-approved demolition for former public housing sites, and (2) eligible residents who have experienced displacement as a result of a recent community redevelopment.

- Work collaboratively with education, health and workforce partners / stakeholders to implement place-based strategies that create a sustainable quality living environment and support opportunities for resident self-sufficiency.

- In order to support significant community redevelopment initiatives that involve local governments and non-profits, AHA may consider revision or make exception to existing site and vicinity standard on a case-by-case basis.

A. New Development Opportunities: MIXED Communities

Since 1995 on land owned by AHA, AHA and its private sector partners have successfully created quality, mixed-use, mixed-income communities incorporating over 4,000 affordable housing units with an economic impact exceeding $2 billion. AHA's MIXED Communities are rich in amenities and many offer access to good schools, quality shopping and more. Based on the market conditions and the strength of the real estate and financial markets, AHA and its development partners will continue to engage in real estate activities and advance the community sustainability aspects of the redevelopment plans. These strategies are intended to ensure the long-term sustainability and stability of the communities, and the families' progress toward self-sufficiency. Most of these additional aspects will be developed using non-HUD funds.

Table 1

MIXED Communities Development Completed	
• Ashley Auburn Pointe I	• Columbia Senior Residences at MLK
• Ashley Auburn Pointe II	• Columbia Tower at MLK Village
• Ashley CollegeTown I	• Columbia Village
• Ashley CollegeTown II	• Gardens at CollegeTown
• Ashley Courts at Cascade I	• Magnolia Park I
• Ashley Courts at Cascade II	• Magnolia Park II
• Ashley Courts at Cascade III	• Mechanicsville Crossing
• Ashley Terrace at West End	• Mechanicsville Station
• Atrium at CollegeTown	• Parkside at Mechanicsville
• Capitol Gateway I	• Piedmont Senior Tower
• Capitol Gateway II	• Tenth and Juniper
• Centennial Place I	• Veranda at Auburn Pointe
• Centennial Place II	• Veranda at Auburn Pointe II
• Centennial Place III	• Veranda at Auburn Pointe III
• Centennial Place IV	• Veranda at Carver
• Columbia Commons	• Villages at Castleberry Hill I
• Columbia Creste	• Villages at Castleberry Hill II
• Columbia Estates	• Villages of East Lake I
• Columbia Grove	• Villages of East Lake II
• Columbia Park Citi	• Veranda at CollegeTown
• Columbia Heritage	• Veranda at Scholars Landing
• Columbia High Point (Senior)	• Villages at Carver I
• Columbia Mechanicsville Apartments	• Villages at Carver II
• Columbia Senior Residences at Mechanicsville	• Villages at Carver III
	• Villages at Carver V

Subject to funding availability and in furtherance of the community redevelopment plans and long-term community sustainability, AHA will continue to engage in acquisition and disposition activity during FY 2019. In addition to property acquisitions, AHA may be engaged in negotiations of land transactions with a number of entities to further support its revitalization efforts at the communities listed below in Table 2 and in Sections 1B and 1C (A complete listing of properties owned by AHA is included in Appendix D).

Elements of the Community redevelopment plans and HUD-approved Revitalization Plans will be advanced during FY 2019 subject to market demand, financial feasibility, funding availability, and conditions in the financial and real estate markets. The revitalization activities planned for implementation during FY 2019 are described below in Table 2.

In FY 2019, AHA will continue to expand housing opportunities using its various real estate initiatives, and by leveraging its land assets and MTW flexibility in public/private partnerships with the goal to create and preserve modern, distinctive, and quality communities. As explained in greater detail below, AHA will initiate new mixed-income, mixed-use development opportunities on AHA-owned land utilizing private sector development partners or an AHA-owned affiliate and will continue to build-out and invest in its 16 master-planned mixed-use, mixed-income communities consistent with approved redevelopment plans.

Table 2

MIXED Communities

Sites with Development Remaining

- Herndon Square
  Herndon Homes Revitalization
- Englewood Manor
  Englewood Manor Revitalization
- Civic Center
  New Acquisition
- Scholars Landing
  University Homes Revitalization
- Magnolia Perimeter
- West Highlands
  Perry Homes Revitalization
- Mechanicsville
  McDaniel Glenn Revitalization
- Auburn Pointe
  Grady Homes Revitalization
- Capitol Gateway
  Capitol Homes Revitalization
- The Villages at Carver
  Carver Homes Revitalization
- Centennial Place
  Techwood/Clark Howell Revitalization
- CollegeTown at West End
  Harris Homes Revitalization, includes John O. Chiles main building and John O. Chiles Annex

HERNDON SQUARE

(Former Herndon Homes site)

Development Partner

Hunt Companies Inc. and Oakwood Development Group

Redevelopment Description

The Herndon Homes site is west of downtown Atlanta in the English Avenue Community. A 12-acre site, it is located across the street from Antioch Baptist Church, Georgia Tech's Technology Enterprise Park and The Gathering Spot/Iron Yards, and just north of the Georgia Dome, World Congress Center and the new Atlanta Falcons Stadium

Planned Residential Uses

Approximately Residential 700 units
563 rental units (with affordable housing)
105 senior housing units
32 For Sale Townhomes
40% of the units will be affordable to residents earning under 60% of AMI (approx. $35,000/annually)

Planned Mixed Uses

30,000 sf. of retail with grocery store
Community job training program

Planned Community Service

S.T.E.A.M. Education Center
Health & Wellness Center

Other Planned Amenities

Programmed Greenspace

HERNDON SQUARE *(Former Herndon Homes Site)* **MTW FY19 Details**	
Transaction Type	Mixed-use, mixed-income urban redevelopment
Project Status	• Development Agreement in place with Hunt Companies Inc. and Oakwood Development Group. • In support of housing development to include 105 affordable senior housing units, Developer secured a 4% tax-exempt bond commitment from Invest Atlanta for the 105 affordable senior housing building. • AHA commenced environmental clean-up activities on the site. • Start of public improvements planned in late Spring 2018. • Outreach commenced to former Herndon Homes residents, with over 70 attendees at former resident update meeting held in August 2017. • Developer entered into MOU with Georgia Tech to develop the planned S.T.E.A.M. Center as part of the redevelopment.
FY19 Objectives	• In collaboration with Developer, potential updating of the redevelopment plan in collaboration with area stakeholders and implementation of the redevelopment plan and activities outlined in the Development Agreement between AHA and the Developer. • In support of housing development to include 105 affordable senior housing units, mixed-use development, and 563 mixed-income multi-family rental units (of which 335 are planned to be affordable), implement activities associated with remediation, public improvements, submission of a 9% Low Income Housing Tax Credit or a 4% tax-exempt bond application(s), development and disposition of AHA-owned land and land acquired by AHA or its affiliate(s), and the mixed-finance closing of the senior housing phase and a mixed-use multi-family rental phase. • Implementation of activities associated with the development of an on-site health and wellness center as part of the senior housing development and an on-site STEAM (Science, Technology Engineering, Arts and Mathematics) education-focused community center as part of a multi-family rental development to include partnerships with stakeholders, and planning and implementation of the health and wellness center to improve the quality of life for residents. • Implementation of activities associated with the creation of an Innovation District to include partnerships with stakeholders, and planning and implementation of Smart Cities technology to improve the quality of life for residents. • The STEAM Education Center may offer comprehensive one-stop services to help HUD-assisted families achieve self-sufficiency (beyond subsidy).

ENGLEWOOD MANOR

(Former Englewood Manor public housing site)

Development Partners

The Benoit Group and The Michaels Group

Redevelopment Description

Recently acquired vacant land of former public housing site, located on the south side of Englewood Avenue and directly across the street from the BeltLine's Boulevard Crossing Park and the second site is on the north side of Englewood Avenue, directly adjacent to the BeltLine

Planned Residential Uses

Plans include dense, mixed-use, multi-family housing with lower density housing (single family, townhomes, duplexes) to complement surrounding Chosewood community on 26 acres on the former Englewood Manor site

Planned Mixed Uses

Community serving retail

Other Planned Amenities

Greenspace

ENGLEWOOD MANOR MTW FY19 Details	
Transaction Type	Mixed-use, mixed-income urban redevelopment – adjacent to the Atlanta Beltline
Project Status	• AHA secured commitments from the City of Atlanta to acquire adjacent parcels at 1110 and 360 Hill Street and initiated land disposition approval from HUD for land sale and for a license agreement with City of Atlanta for on-going operations. • Activities continue under a lease on land acquired from the City of Atlanta (1111 Hill Street and 0 Englewood Avenue) as part of a land swap. • Development partners were selected in January 2018 for initial 26 acres. • AHA and Atlanta BeltLine began community outreach, and the Atlanta BeltLine began development of an Area Framework Plan.
FY19 Objectives	• In collaboration with the Developer, development of a collaborative master plan with area stakeholders and implementation of activities associated with the creation of an innovative transit oriented development for the redevelopment of the approximate 26-acre Englewood Manor site and the approximate 20 acres of land acquired, or to be acquired, from the City of Atlanta ("Englewood North"). • Finalize the Development Agreement with each procured developer consistent with the redevelopment plan, role and responsibilities, and business terms. • In support of the mixed-income housing and mixed-use development on Englewood Manor, initiate planning and implementation activities associated with remediation, public improvements, site development, submission of a 9% Low Income Housing Tax Credit or a 4% tax-exempt bond application(s), development and disposition of AHA-owned land and land acquired or to be acquired by AHA or its affiliate(s). • Continue work with the Atlanta BeltLine and other key area landowners to align master planning, investment and development opportunities in order to catalyze the neighborhood revitalization, consolidate area public improvements, storm water management and greenspace development with activities that could include land transactions and co-investments with AHA or its affiliate(s). • Continue activities on land acquired (or to be acquired) from the City of Atlanta that includes 360, 1110 and 1111 Hill Street and 0 Englewood Avenue. • Development and installation of a district-wide infrastructure plan to include streets, greenspace, and storm water management.

CIVIC CENTER

Development Partners

Developer to be selected (AHA in discussions with Weingarten Realty and other developers)

Redevelopment Description

Acquired in 2017

Mixed-use, mixed-income development on 19.5 acres with access to transit and proximity to major job centers

Planned Residential Uses

Mixed Income Housing

Overall affordability goal for the site is to achieve a minimum of 30% affordable housing.

Estimated 420 units to be developed by AHA, of which a minimum of 250 units would be affordable to low-income households

Planned Mixed Uses

Commercial/Retail/Civic

Other Planned Amenities

Greenspace

CIVIC CENTER MTW FY19 Details	
Transaction Type	Mixed-use, mixed income downtown/Midtown development
Project Status	• AHA acquired this 19.5-acre site from the City of Atlanta in November 2017 with HUD acceptance in accordance with the AHA MTW Agreement protocol.
FY19 Objectives	• Developer to be selected (AHA in discussions with Weingarten Realty and other developers). • AHA is preparing plans to develop low-income housing with workforce and market-rate units in a mixed-use community. • AHA will continue planning the development of this site with the assistance of a development consultant and site planning firm. It is contemplated that this planning process will result in solicitations for multiple commercial and mixed-use development partners, including developers that will partner with AHA to develop the low-income housing.

U-RESCUE VILLA / 311 NORTH AVENUE MTW FY19 Details	
Development Partner	None
Planned Uses	Mixed-income residential
Transaction Type	Mixed- income downtown/Midtown development
Project Status	Feasibility Assessment Underway
FY19 Objectives	• Initiate activities for the redevelopment by a private sector development partner or an AHA-owned affiliate that may include master planning with adjacent landowners and stakeholders, issuance of an RFQ/RFP for development, selection of a development entity, remediation, site work and public improvements to develop U-Rescue Villa (AHA-owned land) and 311 North Avenue (land acquired by AHA or its affiliate(s)) for redevelopment of the sites and to explore the potential for the incorporation of the redevelopment of the Cosby Spears Highrise into the redevelopment plan. • Institute activities associated with the development of a storm water management system that may include a disposition of land or land swap with the City of Atlanta.

SCHOLARS LANDING

(Former University Homes site)

Development Partners

MBS-Integral UCNI, LLC

(Integral Development and McCormack Baron Salazar), known as the Housing Implementation Entity (HIE))

Redevelopment Description

Mixed-use, mixed-income development of the former University Homes land and land acquired by AHA adjacent to the Atlanta University Center Schools and part of a neighborhood revitalization initiative under HUD's Choice Neighborhoods Program

Planned Residential Uses

Housing - Redevelopment of former University Homes and renamed Scholars Landing

588 units total

Independent Senior Living (100 units)

Senior Assisted Living (60 units)

Multi-family Residential (395 units)

For-Sale Townhomes (33 Townhomes)

Other Planned Amenities

Community Building + Offices (adaptive re-use)

SCHOLARS LANDING *(Former University Homes site)* **MTW FY19 Details**	
Transaction Type	Mixed-Income
Project Status	• To date leveraged investments on two (2) phases of rental development, public improvements and land acquisition of more than $38MM Completion of two (2) rental phases (160 rental with 48 affordable units). • AHA is exploring land swaps and other acquisition opportunities within the UCN plan area, including potential land swap with Clark Atlanta University to support the Choice Neighborhoods Housing Plan.
FY19 Objectives	• Closing of Ashley I by a member of the development partnership known as the Housing Implementation Entity (HIE) that may include submission of a 4% tax-exempt bond LIHTC application and completion of site remediation, public improvements, and vertical construction. • Pursue identification and acquisition of land parcels within the University Choice Neighborhoods plan area to advance the development of off-site, mixed-use, mixed-income housing with activities to include site remediation, public improvements and vertical construction. In support of the Choice Neighborhood Housing Plan, partner with off-site developers for development within the Choice Neighborhood boundaries utilizing HomeFlex subsidy for affordable replacement units. • Advance the development of Ashley II by a member of the HIE with an application of 9% LIHTC or 4% tax-exempt bond LIHTC application and start of site remediation, public improvements and vertical construction. • Pursue identification and acquisition of land parcels within the Choice Neighborhood area to advance the development of off-site, mixed-use, mixed-income housing with activities to include site remediation, public improvements and vertical construction. • See Choice Neighborhoods section for additional details.

MAGNOLIA PERIMETER *(Scattered Site Properties)* **MTW FY19 Details**	
Development Partner	None
Planned Uses	Mixed-income housing
Transaction Type	Mixed-use, mixed income Midtown/Old Fourth Ward development
Project Status	RFP issued for the disposition and development of 30 scattered site properties within the Vine City neighborhood as part of Choice neighborhood, with an anticipated award of the developer contract(s) in early FY 2019.
FY19 Objectives	• Activities for FY 2019 include the disposition and/or development of any parcels associated with the Magnolia Perimeter properties in furtherance of the development agreement, Choice Neighborhoods Neighborhood Plan, and community benefits. Activities may include master planning, remediation, public improvements and mixed-use, mixed income development. • AHA will dispose of one or more of the following sites to a procured developer(s) for rental or for-sale development in support of community revitalization in Vine City: 875 Booker T. Washington Drive, 880 Booker T. Washington Drive, 883 Booker T. Washington Drive, 886 Booker T. Washington Drive, 890 Booker T. Washington Drive, 0 Magnolia Street, 135 Joseph E. Lowery Boulevard, 892 Magnolia Street, 765 Carter Street, 767 Carter Street, 757 Carter Street,760 Magnolia Street, 768 Magnolia Street, 791 Spencer Street, 797 Spencer Street, 801 Spencer Street, 804 Thurmond Street, 834 Thurmond Street, 838 Thurmond Street, 842 Thurmond Street, 847/846 Thurmond Street, 850 Thurmond Street, 835 Spencer Street, 843 Spencer Street, 847 Spencer Street, 855 Spencer Street, 859 Spencer Street, 883 Spencer Street, 887 Spencer Street, 895 Spencer Street. • AHA may also acquire additional sites within the Choice Neighborhoods boundaries and bid the opportunities to redevelop those new sites to the pre-qualified development partners.

WEST HIGHLANDS

(Former Perry Homes site)

Development Partners

Perry Homes Redevelopment LLC (Columbia Residential & BrockBuilt)

Redevelopment Description

Mixed-use, mixed-income development on approximately 220 acres on former Perry Homes/Perry Homes Annex land, land owned or acquired by AHA, and developer-owned land

Planned Residential Uses

5 phases of mixed-income rental housing totaling 700 units (442 affordable)
5 phases of for-sale development totaling 786 units (20% affordable)

Mixed-income housing developed to date:
Columbia Crest
Columbia Estates
Columbia Grove
Columbia Park Citi
Columbia Heritage
Brock Built single family homes

Other Planned Amenities

Installation of greenspace, parks and trails throughout the community
Development of a high-quality neighborhood-serving charter school (K-8th grade) on the site (the West Atlanta Charter School)
Neighborhood-serving retail

WEST HIGHLANDS *(Former Perry Homes site)* **MTW FY19 Details**	
Transaction Type	Mixed-income planned community
Project Status	• To date leveraged investments of more than $250M with completion of five (5) rental phases (700 units with 442 affordable units) and 318 for sale homes (with 87 affordable). • 35 for-sale homes in permitting and construction. • Advancing the disposition of approximately seven (7) acres to the West Atlanta Charter School to ensure quality neighborhood-based schools. • For the build-out of the master plan, engaging in future land dispositions with the developer related to housing development, the Homeowner Association related to the development of a recreational site and management of greenspace, parks, storm water management system, etc., and to the City of Atlanta for public infrastructure. • Acquired land includes 2000 Perry Boulevard NW, 1125 and 1175 Johnson Road.
FY19 Objectives	• Support the disposition and/or redevelopment of the former Perry Homes footprint land and properties acquired by AHA or its affiliate(s) in furtherance of the Revitalization Agreement, the redevelopment plan for West Highlands and community benefits. Activities may include master planning, remediation, public improvements and affordable housing and mixed-use development. • Continue with public improvements and disposition of AHA-owned land to the Developer for future development of for-sale homes and neighborhoods serving retail. • Continue activities for disposition of AHA-owned land to the Homeowner Association for non-housing purposes including (i) the development and operation of a community center and (ii) long-term management of greenspace throughout the West Highlands community and to the City of Atlanta to dedicate the streets for public use and/or acquisitions, land swaps and dispositions for the development of greenspace. • Complete disposition of approximately seven (7) acres within West Highlands to the Atlanta Public Schools (APS) through a land donation for purposes of a permanent site for the development and operation of the charter school at West Highlands or such other Atlanta Public Schools as may succeed the charter school – in support of the low-income families of West Highlands. • Update the Redevelopment Plan and submit HUD documentation as required. • Procure a development partner for 200 Perry Boulevard and 1125 and 1127 Johnson Road.

MECHANICSVILLE *(Former McDaniel Glenn site)* **MTW FY19 Details**	
Development Partner	McDaniel Glenn Revitalization LLC (Columbia Residential, RHA & SUMMECH)
Planned Uses	Mixed-income
Transaction Type	Mixed-income residential completed to date: • Columbia Mechanicsville • Apartments Columbia Senior • Residences at Mechanicsville • Mechanicsville Crossing • Mechanicsville Station • Parkside at Mechanicsville Remaining development: • Vacant land planned for for-sale development

Project Status	• To date, leveraged investments of more than $126MM with completion of five (5) rental phases (813 units with 604 affordable units) and 78 affordable scattered-site for-sale homes. • Planned development of 5 phases of 206 for-sale homes on AHA-owned land and on acquired land ("Block 85") that may include a retail component. • Occupancy of lease-to-own scattered site housing development in Mechanicsville neighborhood and on AHA-owned land.
FY19 Objectives	• Initiate the potential disposition of AHA or affiliate-owned land for development opportunities to the Developer in furtherance of the Revitalization Agreement. Activities may include the installation of public improvements and the development of additional phases of for-sale housing. • Update the redevelopment plan and, as required, update the HUD Revitalization Plan.

AUBURN POINTE ***(Former Grady Homes)*** **MTW FY19 Details**	
Development Partner	Grady Redevelopment LLC (Integral Development LLC & Urban Realty Partners - Grady Redevelopment LLC)
Planned Uses	Mixed-income
Transaction Type	Mixed-income residential completed to date: • Ashley Auburn Pointe I • Ashley Auburn Pointe II • Veranda at Auburn Pointe • Veranda at Auburn Pointe II • Veranda at Auburn Pointe III Remaining development: • Undeveloped land associated with this community is the subject of ongoing litigation
Project Status	• To date leveraged investments of more than $110MM with completion of six (6) rental phases (628 units with 496 affordable units) and 21 affordable scattered site for sale homes by other developers. • Acquired land includes 15 Hilliard, 20 Hilliard, 380 Decatur Street and 0 William Holmes Borders Drive.
FY19 Objectives	• Support the disposition and/or redevelopment of the Grady Homes footprint land and properties acquired by AHA or its affiliate(s) in furtherance of the Revitalization Agreement, the redevelopment plan for Auburn Pointe and community benefits. Activities may include master planning, remediation, public improvements and affordable housing and mixed-use development. Explore the adaptive re-use of the historic structure on land acquired at 20 Hilliard Street. AHA may dispose of or redevelop the property for revitalization purposes or community benefits.

CAPITOL GATEWAY *(Former Capitol Homes site)* **MTW FY19 Details**	
DEVELOPMENT PARTNER	Capitol Gateway, LLC (Integral Development LLC, Urban Realty Partners - Capitol Redevelopment LLC & TCR Georgia Housing Limited Partnership)
PLANNED USES	Mixed-income
TRANSACTION TYPE	Mixed-income residential completed to date: • Capitol Gateway I • Capitol Gateway II Remaining Development: • Undeveloped land associated with this community is the subject of ongoing litigation.
PROJECT STATUS	• To date leveraged investments of more than $76MM with completion of rental phases (421 units with 254 affordable units) and 151 scattered site for sale homes (101 affordable). 218 affordable units were completed on adjacent parcels by another developer. • AHA acquired land includes 333 Auburn Avenue and the Oakland/Memorial assemblage.
FY19 OBJECTIVES	• Support the disposition and/or redevelopment of the Capitol Homes footprint land and properties acquired by AHA or its affiliate(s) in furtherance of the Revitalization Agreement, the redevelopment plan for Capitol Gateway and community benefits. Activities that may include master planning, remediation, public improvements and affordable housing and mixed-use development. • Explore disposition of land to the City of Atlanta to support parks and greenspace.

THE VILLAGES AT CARVER *(Former Carver Homes site)* **MTW FY19 Details**	
Development Partner	Carver Redevelopment LLC (Integral Development LLC & Russell New Urban Development LLC)
Planned Uses	Mixed-income
Transaction Type	Mixed-income residential completed to date: • Veranda at Carver • Villages at Carver I • Villages at Carver II • Villages at Carver III • Villages at Carver V Remaining development: • Undeveloped land associated with this community is the subject of ongoing litigation.
Project Status	To date leveraged investments of more than $116MM with completion of five (5) rental phases (757 units with 550 affordable units) and 151 scattered site for sale homes (101 affordable). 94 affordable units were completed off-site by another developer.
FY19 Objectives	• Support the disposition and/or redevelopment of the Carver Homes footprint land and properties acquired by AHA or its affiliate(s) in furtherance of the Revitalization Agreement, the redevelopment plan for Villages at Carver and community benefits. Development activities may include master planning, remediation, public improvements and affordable housing and mixed-use development. • Resume activities including land disposition associated with the redevelopment of the for-sale housing phase if supported by market conditions.

COLLEGETOWN AT WEST END *(Former Harris Homes site)* **MTW FY19 Details**	
Development Partner	Harris Redevelopment LLC (Integral Development LLC & Real Estate Strategies LLC)
Planned Uses	Mixed-income
Transaction Type	Completed to date: • Ashley CollegeTown I • Ashley CollegeTown II • Atrium at CollegeTown • Gardens at CollegeTown • Veranda at CollegeTown Remaining development • Undeveloped land associated with this community is the subject of ongoing litigation.
Project Status	• To date, leveraged investments of more than $108MM with completion of five (5) rental phases (689 units with 493 affordable units) and 50 affordable scattered site for-sale homes. • AHA acquired land includes but is not limited to 940 Cunningham Place. • Complete the disposition of approximately three (3) acres of AHA-owned land to Truly Living Well Center for Natural Urban Agriculture ("TLW") in support of the existing TLW urban farm and educational center to benefit the community and low-income families of CollegeTown.
FY19 Objectives	• Support the disposition and/or redevelopment of the Harris Homes footprint land and properties acquired by AHA or its affiliate(s) in furtherance of the Revitalization Agreement, the redevelopment plan for CollegeTown at West End and community benefits. Development activities may include master planning, remediation, public improvements and affordable housing and mixed-use development. • Explore disposition of an additional three (3) acres of land to TLW to increase acreage available for operations. • Explore potential disposition of approximately 1.5 acres of land acquired by AHA or an affiliate thereof for the redevelopment of the Boys and Girls Club in support of the neighborhood youth and low-income families of CollegeTown.

CENTENNIAL PLACE *(Former Techwood/Clark Howell Homes site)* **MTW FY19 Details**	
Development Partner	The Integral Partnership of Atlanta (Integral Group and McCormack Baron Salazar)
Planned Uses	Mixed-income
Transaction Type	Mixed-income residential completed to date: • Centennial Place I • Centennial Place II • Centennial Place III • Centennial Place IV • Centennial Place North I (for-sale) Remaining development: • Vacant land to be developed includes Centennial Place East ("CPE") as mixed-use, mixed-income; Centennial Place North II ("CPN II") as mixed-use residential with an affordable component; Cupola building as adaptive reuse affordable for-sale housing that may include a retail component.
Project Status	To date, leveraged investments of more than $70MM with completion of four (4) rental phases (738 units with 427 affordable units and 45 for-sale townhomes (nine (9) are affordable). • A portion of the CPE property is in planning for development as a mixed-income residential, with the balance planned as mixed-use. • Planning is underway for CPN II development as rental housing, to include an affordable phase of development.
FY19 Objectives	• Support the disposition and/or development of the Centennial Place footprint land in furtherance of the Revitalization Agreement, the redevelopment plan for Centennial Place and community benefits. Development activities may include master planning, remediation, public improvements and affordable housing and mixed-use development. • In anticipation of future development of CPN II by Developer, continue discussions with Developer regarding the funding and installation of public improvements in support of the development of an affordable housing phase on the site that may include disposition of the road to the City as public infrastructure. • Engage in development activities for the CPN II site that may include planning, design, financing and construction of affordable housing. • Work with Developer and its partners on the mixed-use, mixed-income development of Centennial Place East. • Engage in active planning and adaptive reuse of the Cupola Building to support the development of mixed-use for-sale affordable housing that may include disposition and construction. • Engage in active planning and adaptive reuse of the Zell Miller Building to support on-going uses for community and administrative uses that may include disposition and construction. • Engage in on-going activities related to the Reformulation Demonstration program and construction for the Centennial Place III and IV, including all activities related to the closing of Centennial Place III. • Update the Redevelopment Plan and submit HUD documentation as required.

Other Vacant Sites: Innovative Design of Vacant Sites

At this time, these former public housing sites are not currently planned for redevelopment and may require disposition actions to implement short-term options until such time as it is financially feasible to redevelop the properties. These short-term uses include community gardens, urban farming, and uses in support of public purposes by the City of Atlanta, Atlanta Public Schools, Atlanta BeltLine and community stakeholders. Long-term options including land swaps or sales, or may include development as market conditions improve. AHA will continue to explore acquisitions and other opportunities within the area to future long-term development opportunities.

In FY 2019, AHA plans to take specific actions with respect to certain vacant sites:

DESIGN COMPETITION	• If funding is available and submarket conditions improve, AHA will advance the redevelopment of Bankhead Homes, Bowen Homes, Hollywood and Thomasville Heights by undertaking master planning activities with the stakeholders and community. AHA will partner with the City of Atlanta and other funders to launch an innovative affordable housing-focused design competition for AHA-owned land that may include QLI sites or land acquired by AHA or its affiliates with the goal of developing innovative solutions to affordable housing development, addressing issues of inequity in the built environment, and identifying integrative, place-based strategies that offer opportunities for improved outcomes for health, education and employment.
LAND SWAPS	• AHA will continue land swap activities associated with Jonesboro South in exchange for land owned by the City of Atlanta near the Englewood Manor redevelopment. • AHA may pursue other land swaps of existing sites for sites that are better suited for housing redevelopment.
URBAN GARDENS	• AHA will explore disposition of land through ground lease for community purposes such as urban gardens and/or fee simple sale to include but not be limited to the following properties in the 30315 zip code area: 951 Boulevard; 865 Grant Terrace, 0 Fern Avenue. • AHA may examine opportunities for urban gardens at other sites.
DISPOSITIONS FOR PUBLIC BENEFITS	• AHA plans to dispose of 658 Plainville Drive, known as Wildwood Lakes, to a non-profit for educational purposes and based on positive impacts for the surrounding community. • AHA may dispose of other land for public benefits.
REVENUE GENERATION	• AHA will examine the possibility of ground leasing vacant sites for the purpose of generating revenue for AHA programs. AHA currently rents its sites for various temporary events (such as filming and special events) and the revenues are donated to AHA's scholarship fund. AHA may ground lease sites in highly industrial or commercial areas, such as the former Bankhead Courts and Leila Valley sites, and use the proceeds to further AHA's MTW activities.

AHA Acquisitions

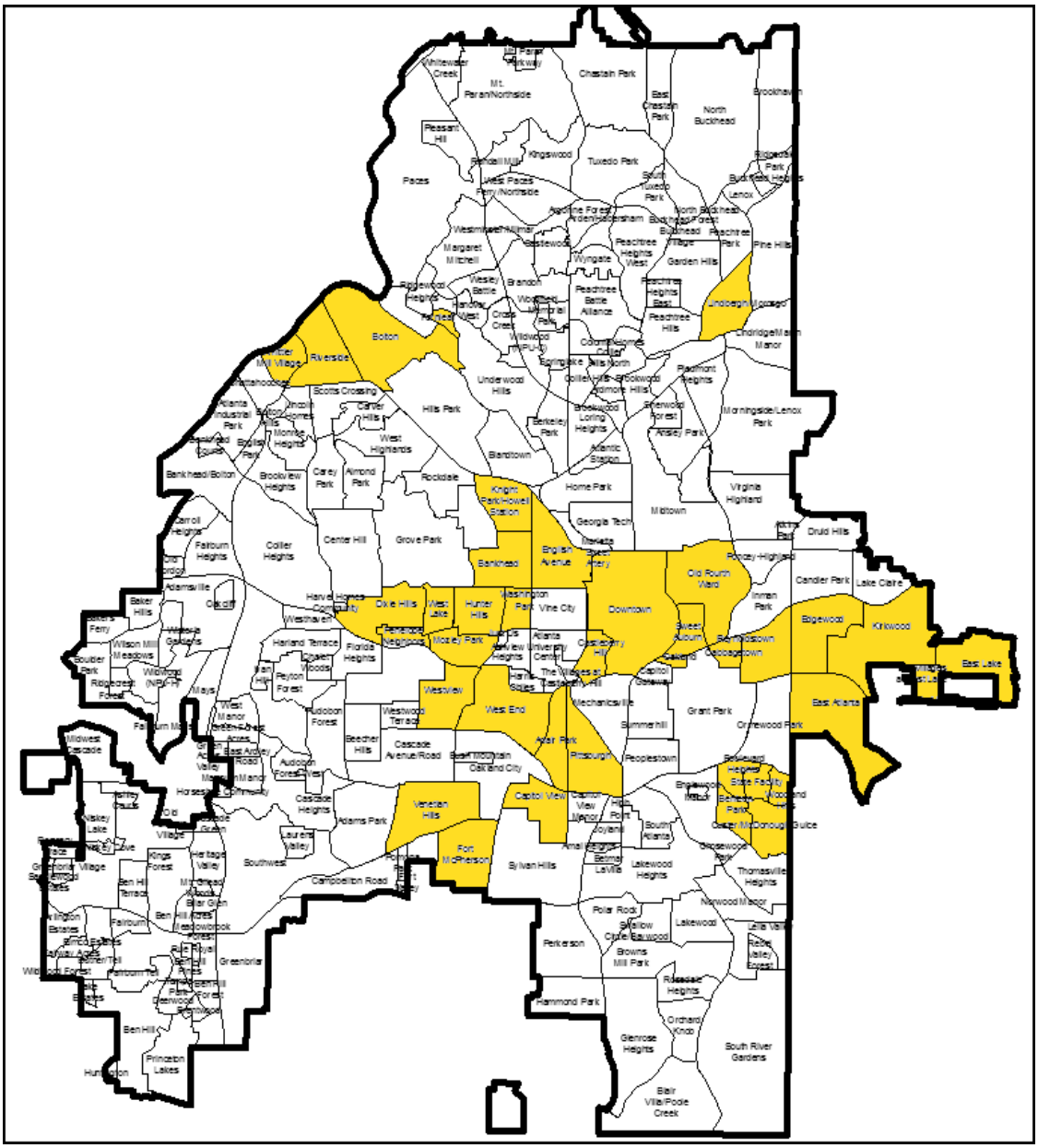
AHA is currently developing an acquisition strategy that focuses on increasing its supply of land in areas with better opportunities and amenities for the people AHA serves. Atlanta's in town neighborhoods have seen tremendous investment over the past decade, and with that investment has come better mobility, better education, and better amenities for the residents of the City. However, these positive changes are not always shared equally or equitably--as the investment has attracted residents with higher incomes, it has displaced the lower-income families and individuals that call the area home and who helped to create the transformation. AHA's acquisition strategy will ensure more housing opportunities—and better outcomes—for low-income families in Atlanta's booming core.

Specific acquisitions planned in FY 2019 include:

WESTSIDE ACQUISITIONS	• In support of the Choice Neighborhood Initiative, AHA will explore acquisitions in the Westside of Atlanta in the Choice Neighborhood-Vine City Target Area, and include property currently owned by Invest Atlanta that sits adjacent to the Atlanta University Center property, and fronts Martin Luther King Jr. Drive, which could support mixed-use development.
ACQUISITIONS IN AREAS OF OPPORTUNITY	• As part of its strategy to provide housing in areas with quality schools and greater economic opportunities, AHA may pursue other acquisitions in Areas of Opportunity and in locations that are in the vicinity of other AHA redevelopment sites.
TRANSIT-ORIENTED ACQUISITIONS ALONG THE ATLANTA BELTLINE	• Under an agreement executed in June, 2017 with the Atlanta BeltLine, Inc. ("BeltLine"), AHA may acquire select sites in the BeltLine corridor in order to facilitate the development of low-income and mixed-income housing. AHA will have the option to acquire sites owned by the BeltLine at no more than Fair Market Value, and to procure developers or self-develop on the sites. • AHA anticipates acquiring 890 Memorial Drive. When developed, the site may contain as many as 116 units of housing, of which approximately 85% would be affordable to households earning 60% of AMI. • AHA is also investigating acquiring all or a portion of other BeltLine-owned sites. • As other BeltLine-adjacent sites become available, AHA will assess the feasibility of each site's potential for acquisition and financially feasible mixed-income affordable development and elect whether to proceed with the transaction.
TRANSIT-ORIENTED ACQUISITIONS ALONG MARTA	• AHA may investigate partnering with the Metropolitan Atlanta Rapid Transit Authority ("MARTA") to acquire and/or invest in MARTA-owned TOD sites in the City of Atlanta. Similar to the BeltLine partnership, an alliance with MARTA could provide AHA with access to a number of sites ripe for redevelopment as mixed-income multi-family properties in areas of opportunity accessible to employment centers and public transportation.

Providing Housing for People At-Risk of Displacement

AHA is proactive in taking measures to mitigate the crippling effects of displacement and gentrification. While Atlanta's investment boom has quickly transformed the inner core of the City into a place with greater options and opportunity for those who can afford it, that transformation has increasingly threatened lower-income residents who call the area home. On September 30, 2017, AHA's Board of Commissioners approved an "Anti-Displacement" policy. In accordance with this policy, AHA will implement a preference for persons living in census tracts at the greatest risk of displacement at its new developments. The areas at risk of displacement are identified in report on Strategies for Equitable Neighborhood Change: Displacement Free Zone Report dated March 31, 2017 (Study). The Study will be updated bi-annually. AHA plans to implement the preference at the first available opportunity, beginning with a pilot program to test implementation before applying it on a larger scale. The preference would be a secondary preference, with first priority given to former residents of a redeveloped former public housing community.



*Areas in yellow qualify for the preference.

B. CHOICE NEIGHBORHOOD ATLANTA: A Return to Community

On September 28, 2015, AHA and the City of Atlanta were awarded $30 million from HUD as part of a 2014 Choice Neighborhoods Implementation Grant (CNIG). These funds are utilized and planned for redevelopment of the former University Homes public housing site and revitalization of the three surrounding neighborhoods of Ashview Heights, Atlanta University Center Neighborhood, and Vine City, collectively referred to as the University Choice Neighborhood (UCN).

CHOICE NEIGHBORHOOD ATLANTA, funded by the HUD CNIG grant, is a neighborhood transformation initiative focused on: **People, Neighborhood**, and **Housing**.

AHA intends to continue all activities associated with the CNIG related to the redevelopment of University Homes and three surrounding neighborhoods - as awarded by HUD on September 28, 2015 or as may be revised in subsequent agreements with HUD. During FY 2019, AHA will continue to refine its approach to developing and implementing its Housing Development Plans in collaboration with the HUD Choice team and its development partners as is necessary to address its modified Choice milestones for 2019 through 2021.

AHA will expand the site-based waiting list for all phases of development associated with the CNIG to include an eligibility preference for former eligible residents of University Homes relocated as a result of the HUD-approved demolition. Additionally, for eligible residents from Ashview Heights, Atlanta University Center Neighborhood, Vine City and English Avenue who have experienced displacement as a result of the recent community redevelopment, AHA will explore expanding the site-based waiting list or enlist other strategies.

In accordance with the grant application and Notice of Funds Availability, AHA intends to expend MTW reserve funds, Replacement Housing Factor Funds, program income and other sources of funds towards the transformation of the University Choice Neighborhood and towards the accomplishment of the housing, people and neighborhood strategies, all in accordance with the expenditure categories and relevant activities called for under the Neighborhood Transformation Plan.

Housing
The **Housing Plan** focuses on the revitalization of University Homes, now Scholars Landing, the nation's first federally-funded public housing for African Americans, completed in 1937. Residents of the deteriorating community were relocated in 2006, with demolition in 2009. See section on Scholars Landing (Former University Homes) for more detail.

FY 2019 plans include:

- **UCN CNIG Transformation Plan.** Continued implementation of the housing component where AHA will work with its Housing Implementation Entity (HIE), MBS Integral UCNI, LLC.
- **Scholars Landing Phase III (Ashley I)**. All activities will support the financial closing and development of the Ashley multi-family rental phase II to be carried out by a member of the Housing Implementation Entity including disposition of AHA-owned and acquired land pre-development work, public improvements, site remediation, vertical construction and lease-up.
- **Scholars Landing Phase IV (Ashley II)**. All activities to support the financial closing and development of the Ashley II, a multi-family rental phase to be carried out by a member of the Housing Implementation Entity including submission of a Low Income Housing Tax Credit, tax-exempt bond or New Market Tax Credit application, predevelopment work, public improvements, disposition of AHA-owned land, and development.
- **Scholars Landing Phase V (Homeownership).** Explore and implement activities associated with public improvements and pre-development associated with the Homeownership phase.
- **Off-Site Housing**. Pursue identification and acquisition of land parcels within the UCN plan area to advance the development of off-site, mixed-use, mixed-income housing with activities to include site remediation, public improvements and vertical construction. In support of the CN housing plan, partner with off-site developers not part of the HIE for development within the CN boundaries utilizing HomeFlex subsidy for affordable replacement units.
- **Updates**. All activities related to updating the HUD CNIG Housing Plan and redevelopment plans (to include engaging third-party consultants) that may include the re-configuring of replacement units and roles of members of HIE.
- **Land Swap**. Explore and implement land swaps and other acquisition opportunities within the UCN plan area, including potential land swap with Clark Atlanta University to support the CNIG Housing Plan.

Neighborhood
The **Neighborhood Plan** builds on the neighborhood assets while addressing public safety, community services and amenities, vacant and blighted properties and access to quality, healthy food. FY 2018 accomplishments include: • Neighborhood housing development (such as Cops on the Block) • Investments in job and community centers (Quest II workforce center and Harland Boys & Girls Club new facility) • Investments in healthy living (Truly Living Well Urban Farm; Return to Community Farmers Markets with over 560 attendees) • Community Building + Offices (Adaptive re-use, i.e.: redevelopment of Roosevelt Hall)

FY 2019 plans include:

- **Critical Community Improvements Plan (CCI Plan).** Continue implementation of the UCN Neighborhood strategies and HUD-approved activities for the CNIG Transformation Plan.
- **Land Acquisition to Support Neighborhood Stabilization**. AHA, Invest Atlanta or its partners will acquire land for the development of new mixed-use, mixed-income rental, and for-sale housing, neighborhood development, and/or future greenspace/urban agriculture. Development will be undertaken by a member of the Housing Implementation Entity, or a new development partner will be procured at one or more of the sites, including the Magnolia Perimeter and Atlanta University Center properties.

- **Neighborhood and CCI Plan Activities**. AHA will adhere to its MTW protocol involving acquisitions of parcels in CN targeted areas. CCI activities will include acquisitions, demolition of blighted structures, disposition of land, pre-development work and may also entail the provision of relocation assistance in accordance with the Uniform Relocation Act.
- **CCI Plan Acquisitions**. AHA will use up to $2.78 million in combined CNIG and MTW funds to purchase up to 45 properties for the development of affordable and workforce rental or for-sale housing that may be part of a mixed-income and/or mixed-use development. Appendix D contains a list of 752 parcels in the UCN targeted Ashview Heights and Atlanta University neighborhoods that are candidates for acquisition. AHA will properly maintain acquired properties until redevelopment occurs to include boarding up, grounds maintenance, trash and graffiti removal, and fencing.
- **CCI Plan Owner-Occupied Rehabilitation Program**. Implement an owner-occupied rehabilitation program to assist low-income homeowners (at or below 80% of Area Median Income) with making façade improvements and critical home repairs.
- **CCI Plan Video Surveillance Camera/Tag Readers**. Complete the installation of cameras and tag readers to enhance public safety and reduce crime.
- **CCI Plan Place-making Enhancements**. Install aesthetically pleasing flower planters and landscaping, including edible plants, artwork, and other enhancements to improve neighborhood corridors and routes to school.
- **Roosevelt Hall**. Continuation of activities to support the adaptive reuse of the historic Roosevelt Hall Administration Building by a member of the Housing Implementation Entity, or the procurement of a new development partner. This will include predevelopment work, disposition of AHA-owned land and structures, and adaptive reuse redevelopment. Proposed uses will include, but not be limited to, kitchen incubator, retail, business entrepreneurship, life-long learning, community space and services and health and wellness activities.
- **Blighted Property Removal**. In partnership with the City of Atlanta Police Department Code Enforcement, AHA will provide funding to support demolition of vacant structures to stabilize and improve neighborhood conditions. This will include submission of a Community Development Block Grant application to the City of Atlanta to support AHA with code enforcement, demolition of blighted structures, acquisition, owner-occupied rehabilitation and other neighborhood stabilization activities.
- **Community Facilities**. Support the development of community facilities to serve the UCN to include the rebuilding of the Harland Boys and Girls Club in Ashview Heights.
- **Urban Agriculture**. Support the addition of greenspace, community gardens, urban farms and a farmer's market; establishment of healthy living/farming demonstration programs; an urban agriculture masterplan and working group activities to support improving the local food economy and food security.
- **Historic Preservation and Recognition**. Will implement measures to preserve historically significant structures and develop commemorative projects and install markers that will identify and highlight the UCN's rich civil rights and cultural history.
- **Public Safety**. Implement projects and activities that enhance safety within the UCN to include: neighborhood clean-up; safe route to school initiatives; neighborhood watches ("See something, say something"); and Crime Prevention through Environmental Design (CPTED) projects.
- **Updates**. AHA will submit updates to the CCI plan and CN Neighborhood Plan as needed and will engage third-party consultants where appropriate.

People

Grounded in a service delivery model that provides services and support for the former University Homes families, residents at Scholars Landing and UCN families – the People plan prioritizes income and wealth building, health and wellness, high quality education and life-long learning, community capacity building and engagement, and strengths-based case management facilitated by the UCN case management team and more than 20 well-established community organizations and providers.

Services for former residents:

- Case management services
- Health Insurance
- Assistance with securing a medical home
- Scholarships

Additional people investments:

- Micro-grants for community organizations
- Investments in mentoring in local schools
- Digital Literacy Programs
- Early Childhood Development in-home parental training

FY 2019 plans include:

- **Earned Income Disregard (EID) Pilot**. Explore and implement an EID pilot program, or other employment incentive, to help improve wage earnings and employment outcomes of former University Homes residents.
- **Supportive Services Delivery.** Work with partners, investment in services to leverage resources and support families, including case management, coaching and counseling, health and wellness, job readiness and employment, and education programming to support a quality cradle-to-career education in the UCN and to further the education, health and economic outcomes for former residents of University Homes and residents of the UCN.
- **Community Engagement.** Continuation of activities to support community and stakeholder engagement to build capacity and increase participation in the UCN.
- **Partnerships and Place-based Resources.** Work collaboratively with education, health and workforce partners / stakeholders to implement place-based strategies that create a sustainable quality living environment and support opportunities for self-sufficiency for residents.
- **Updates.** AHA will submit updates to the CN People Plan as needed and will engage third-party consultants where appropriate.

C. HomeFlex: Delivering Affordable Housing in Partnership with Private Landlords in Atlanta

AHA will continue to strategically use its MTW funds by establishing project-based rental assistance contracts with private multi-family landlords as a means to provide housing assistance to families as an option to maximize Housing Choice Voucher (HCV) resources in the tight City of Atlanta rental market.

Utilizing AHA's MTW flexibility and strategic application of MTW funds, AHA designed and implemented its own project-based rental assistance program called HomeFlex (formerly known as AHA's MTW Project Based Rental Assistance or PBRA program). MTW single-fund flexibility has enabled AHA to preserve and creatively use these precious resources in the local rental market. Through HomeFlex, partnerships between AHA and private developers increase quality rental options for low-income families. Under HomeFlex, AHA enters into long-term agreements with private-sector owners of multi-family developments to reserve a portion of their units for eligible residents for up to 15 years.

Through FY 2017, HomeFlex currently supports 5,139 affordable housing units (on privately-owned land or in privately-owned buildings and MIXED Communities) and is leveraged to create another 1,525 tax credit units. There are three types of programs used to conserve affordability:

- **HomeFlex** – Provided for units in multi-family communities whether AHA-Owned Communities, MIXED Communities or privately owned communities.
- **HomeFlex for Seniors** – Provided for units in buildings or communities serving elderly and near elderly residents. Communities can be 100-percent assisted.
- **HAVEN: HomeFlex for Supportive Housing** – Provided to property owners/developers that agree to operate supportive housing (defined as housing plus case management services) in communities that can be up to 100-percent assisted.

In FY 2019, as it has done in previous years, AHA will issue a Request for Proposals for HomeFlex, seeking proposals from qualified owners and developers. AHA may modify its selection criteria for its HomeFlex program by implementing an alternative competitive process that evaluates proposals as they become available and in real time. AHA may use the selection process to increase units in targeted neighborhoods, including ones within the University Choice Neighborhoods, with Tax Allocation Districts, adjacency to the downtown central business district, and/or areas of opportunity, in the spirit of the HUD Affirmatively Furthering Fair Housing final rule.

In addition, AHA will explore the following innovations in FY 2019 in an effort to recruit landlords in higher income neighborhoods:

- Create a grant, loan, or other funding program to bring properties into compliance with the Uniform Federal Accessibility Standards, which are costly and have proven to create a barrier to recruiting new landlords.
- AHA will explore whether to update the administration and management of its HomeFlex program by moving to system of standardized administration and implementation of a centralized waiting list.
- AHA will update its rent information and payment standards for its 23 Atlanta submarkets, in place since FY 2017, which create opportunities for low-income renters in higher income neighborhoods.
- Make loans available for general construction and/or rehabilitation of existing and future HomeFlex communities.

New HomeFlex Communities Projected for FY 2019

Community	Type	Number of new HomeFlex units
Manor at DeKalb Medical	Senior	175
Quest at Holly Apartments	Senior	40
Manor at Indian Creek II	Senior	75
Summerdale Commons (Phase II)	Family	50
TOTAL		**340 units**

D. Housing Choice Voucher Program: Extending the Power of Choice

The Housing Choice Voucher Program (HCVP) provides over 10,000 families with the means to obtain affordable housing by putting the power of choice in their hands.

In response to a tight real estate market, AHA has seen voucher holders struggle to find available, appropriately sized units in Atlanta. AHA has explored several approaches to increase availability of inventory and market the Housing Choice program. These approaches are designed to balance the differences between multi-family properties and single family properties, and the differences between new landlords and tenured, experienced landlords with a reliable track record. AHA has also continued to re-examine operating policies and modify them where appropriate to align with private-sector business practices and expectations of property owners and to eliminate administrative burdens that hamper lease-up times.

From a strategic perspective, AHA will continue to sustain utilization in the Atlanta market with its limited supply of affordable 1 and 2-bedroom rental units in areas of opportunity. AHA will continue its outreach and lease-up efforts with single-family and multi-family landlords under the HomeFlex Program. Further, as noted in previous sections, AHA is engaged in planning efforts: (1) to increase its internal development capacity and (2) planning residential communities with development partners to increase the affordable supply in the City of Atlanta.

AHA will also continue to enhance HCVP to ensure that privately-owned housing options are available in the city of Atlanta.

In FY 2018, AHA successfully implemented the following enhancements:

- **Technology Enhancements for Landlords**. AHA implemented the enhanced Landlord Portal in November 2017. It streamlines administrative workload by allowing landlords to submit Requests for Tenancy Approval on-line through a self-service portal and to monitor their status electronically.

- **Property Protection (P2) Program.** The P^2 Program is much like a warranty or an insurance program for landlords against tenant damage only without sign-up or out-of-pocket premiums. It provides landlords with a means to recover costs (up to $2,000 per claim) associated with tenant-related property damage that results from abuse or accidents that are beyond normal wear and tear.

- **Upfront Rent Determination Process**. AHA revised its rent determination process in May 2017 to improve transparency and provide an up-front rent estimate for landlords. The online up-front rent estimate tool allows landlords to know in advance the approximate AHA rent based on the input of property characteristics of the unit and streamlines the lease-up and contracting process.

- **Landlord Referral Program**. AHA implemented this incentive in May 2017. Under this program, Investors can earn $100 for each new qualified landlord that is referred.

- **Energy Efficiency Incentives**. AHA provides energy efficiency incentives for property owners when they make upgrades that also the benefit families seeking to control utility expenses.

Initiatives being explored for FY 2019 include:

- **White-Glove Account Management Services**. AHA will begin implementation of this marketing approach to attract and retain landlords in Spring 2018. It is designed to improve customer relations for high-volume property owners.

- **5-Star Tenant Program**. AHA will explore ways to reward participant families that maintain reliable rental histories and to promote greater transparency with potential landlords.

- **On-line Recertification**. AHA is planning to develop and implement an on-line re-certification process to streamline HCV recertification and reduce staff administrative workload.

During FY 2017, AHA opened its HCVP waiting list and created a new waiting list with a local residency preference. During the opening of its HCVP waiting list, AHA received 83,484 pre-applications, of which 30,000 registrants were selected through a randomized process and in accordance with the Local Residency Preference to form the new 2017 Waiting List. As of December 31, 2017, there are 27,200 families on the Waiting List and those that are non-compliant with the Local Residency Preference are put back onto the Waiting List.

During FY 2019, AHA will continue to streamline its internal business processes and systems with the goal of ensuring successful lease-ups and stabilizing families. AHA will also continue to collaborate with its Landlord Advisory Group, the City of Atlanta, Invest Atlanta, the Atlanta Apartment Association, and the Atlanta Real Estate Collaborative to engage more property owners throughout the city. In order to support significant community redevelopment initiatives that involve local governments and non-profits, AHA may consider revision or make exception to existing site and vicinity standard on a case by case basis.

E. HAVEN: Supportive Housing to Help People Get on Their Feet

Farther along the housing continuum, AHA continues to expand its role in addressing the needs of families that are homeless or at risk of homelessness. For at-risk populations, the need for housing is amplified because of the need for supportive services to stabilize families. As the income gap increases and the cost of housing increases, more families face housing instability. The needs are further complicated by co-occurring factors such as mental or developmental disabilities, health challenges, and long-term, chronic homelessness.

Through its various programs and communities, collectively called HAVEN, in FY 2018, AHA supported more than 1,900 families by leveraging its housing funds with public and private funding sources for support services. Further, AHA will continue to promote and incorporate the initiatives of the Atlanta Continuum of Care within the HAVEN program to integrate best practices, such as the Housing First model and Coordinated Entry, both of which are proven national models for successfully transitioning and housing at-risk families.

AHA will continue to use its MTW flexibility and funds to explore various rent reforms and additional homelessness initiatives and pilots in FY 2019:

- **HomeFlex for Supportive Housing.** AHA will actively promote HomeFlex to property developers and owners interested in supportive housing.
- **Veterans.** During FY 2019, AHA may seek additional VASH vouchers, if available and offered by HUD, which can also be project-based under AHA's HomeFlex program. AHA may also create other voucher-based or HomeFlex veterans programs.
- **Homeless Management Information System (HMIS).** In FY 2014, AHA became the first housing authority to utilize HMIS which is now managed by the State of Georgia's Department of Community Affairs. In FY 2019, AHA will continue to expand its use of the GA-HMIS system, ClientTrack, for AHA's other supportive housing programs and in alignment with the City of Atlanta's Continuum of Care coordinated assessment system.
- **FLOW (Pilot).** AHA will continue implementing, in partnership with Atlanta's CoC, the tenant-based supportive housing pilot referred to as "FLOW." AHA has committed to provide up to 125 additional vouchers per year for individuals and families that successfully "graduate" from a permanent supportive housing or transitional housing community into stable housing with light-touch supportive services.
- **Housing First (Pilot).** AHA's role and commitment to a progressive Atlanta community is significant. In response to a critical need for permanent housing that arose with the closure Atlanta's primary low-barrier shelter, AHA established a pilot to provide vouchers based on a "Housing First" model that has proven successful in reducing homelessness in jurisdictions throughout the country.

HAVEN Programs & Communities

- Family Unification Program
- Veterans Affairs Supportive Housing (VASH)
- Housing First Voucher (Pilot)
- FLOW (Pilot)
- Home Again (Pilot)
- Georgia Housing Voucher Program Conversion
- Special Housing Voucher for Homeless Students (Pilot)

HomeFlex for Supportive Housing units in the following properties:

- Adamsville Green
- Park Commons
- Pavilion Place
- Columbia at Sylvan Hills
- Commons at Imperial Hotel
- Columbia Tower at MLK Village
- Gardens at CollegeTown
- First Step / Donnelly Courts
- Oasis at Scholars Landing
- Odyssey Villas
- O'Hern House
- Phoenix House
- Quest Village III
- Seven Courts
- Summit Trail
- Villas of H.O.P.E.
- Welcome House

Housing referrals come from the CoC's Coordinated Entry System and once housed, essential services are provisioned via the Atlanta Continuum of Care to put individuals on the path to stability.

- **Home Again (pilot).** Working with a local non-profit, AHA will continue to pilot a Short-Term Housing Assistance program to prevent homelessness and to support rapid re-housing of families dealing with temporary setbacks. Funds are provided to United Way Regional Commission on Homelessness (RCOH), Nicholas House, and Salvation Army to assist families in need of rapid re-housing or to reduce imminent threat of homelessness.

- **Special Voucher Program for Homeless Students (pilot).** AHA created a new program in FY 2018 in support of AHA's strategic objective to further its focus on student achievement that allows AHA to allocate 50 vouchers for chronically homeless students referred by Atlanta Public Schools counseling services. The vouchers are designed to stabilize external factors that enable students the freedom to focus on academic success.

- **Youth and Foster Care Homelessness.** AHA will explore continued implementation of the Next Step Youth Self-Sufficiency Program by partnering with state agencies, service providers and the education system to develop term-limited solutions that support youth development and economic self-sufficiency.

- **Mainstream Program.** AHA will continue administration of one-year and five-year special HUD-allocated vouchers designed to assist households with disabled individuals. The vouchers are issued to the target population of both elderly and non-elderly people with disabilities who face difficulty to locate suitable, accessible housing and live independently in the private market.

- **Family Unification Program (FUP).** Special HUD-allocated vouchers awarded to AHA to promote family unification for families with children that have been separated or are at-risk of being separated as a result of their housing situation, as well as former foster care youth. AHA has a current allocation of 300 vouchers and applicants are referred through Fulton County Department of Family & Children Services (DFCS).

In support of citywide and nationwide efforts to reduce and prevent homelessness, AHA will also continue to collaborate with the United Way of Greater Atlanta, Partners for HOME (Atlanta's Continuum of Care (CoC)), the U.S. Department of Veterans Affairs, HUD, Georgia Division of Family and Children Services, and various state and local entities to address the housing needs of various at-risk populations. In order to increase supportive housing units, AHA plans to modify its HAVEN HomeFlex selection procedures to incorporate an alternative competitive process in collaboration with the City of Atlanta, Partners for HOME and the United Way of Greater Atlanta (RCOH). The process would allow interested landlords to submit a single application for multiple funding sources, including acquisition and construction funding, supportive services funding, and subsidy, in order to speed the development of new HAVEN units.

F. AHA-Owned Communities: Supporting Those with Specific Needs

Utilizing its MTW funds, AHA is preserving nearly 1,800 rental units in its AHA-Owned Communities – 11 public housing-assisted residential communities, including nine (9) high-rises and two small family communities. Residents living in the high-rise communities are primarily ages 55 and older or disabled adults. As financing tools change and public funding becomes increasingly limited, AHA will seek to leverage programs to complete the necessary rehabilitation work at AHA-Owned Communities and public housing units in MIXED Communities. During FY 2019, AHA will continue exploring conversion strategies such as HUD's Rental Assistance Demonstration (RAD) Program and third-party funding (LIHTCs, municipal bonds, new affordable housing tools and private mortgage financing) to improve long-term financial sustainability and preserve public and private investments in its other 15 mixed-income rental communities. AHA's various conversion strategies and approaches were anticipated in and are pursuant to AHA's MTW Agreement with HUD.

In FY 2017 and 2018, AHA worked with its development partners to begin conversion of units from public housing to HomeFlex at two former AHA-Owned high-rises, now known as Tenth and Juniper and Piedmont Senior Tower.

AHA-Owned Communities

- Barge Road Highrise
- Cheshire Bridge Road Highrise
- Cosby Spear Highrise
- East Lake Highrise
- Georgia Avenue Highrise
- Hightower Manor Highrise
- Marian Road Highrise
- Marietta Road Highrise
- Martin Street Plaza
- Peachtree Road Highrise
- Westminster

TENTH AND JUNIPER	
UNITS	149 Unit Senior High Rise
LOCATION	Midtown
DEVELOPER	Columbia Residential
DATE	Re-opening February 2018

TENTH AND JUNIPER

PIEDMONT SENIOR TOWER	
UNITS	208 Unit Senior High Rise
LOCATION	Buckhead
DEVELOPER	The Michaels Organization
DATE	Groundbreaking December 2017

PIEDMONT SENIOR TOWER

AHA's partner received a 9-percent tax credit award for the Village at Castleberry Hill I. AHA anticipates the conversion of the public housing units and plans to begin property renovations in this MIXED Community during FY 2018.

In FY 2019, AHA will continue conversion and renovation of public housing units at the properties listed in the table below.

Communities Planned for RAD Conversions in FY 2019

Community	Type	Number of Units Converted
Barge Road Highrise*	Senior	129
Cosby Spear Highrise*	Senior	282
East Lake Highrise*	Senior	149
Hightower Manor Highrise*	Senior	129
Marietta Road Highrise*	Senior	129
Peachtree Road Highrise*	Senior	196

** Rental Assistance Demonstration (RAD) conversions have been approved by HUD.*

In October 2017, AHA submitted a Portfolio Application for all of its public housing portfolio and individual RAD applications for 21 of its properties, including six (6) AHA-owned high-rises and 15 MIXED Communities. As of February 1, 2018, AHA has received from HUD Commitments to enter into a Housing Assistance Payments (CHAPs) for six (6) AHA-owned high-rises and anticipates receiving the remaining CHAPs by the end of FY 2018. AHA will work with its partners to develop financing plans for each property and to convert the public housing units to HomeFlex within HUD's established timeframes.

Note: As per HUD guidelines, AHA submitted required details for RAD applications in its FY 2017 MTW Annual Plan and with this plan has amended the information to include all MIXED and AHA-Owned Communities with public housing units. (See Appendix E.)

During FY 2019, AHA will continue implementation of the HUD "Smoke-Free" policy for all AHA-Owned Communities.

G. Down Payment Assistance: Making the American Dream a Reality

Down payment assistance serves as a good approach to allow potential homebuyers to enter a recovering Atlanta real estate market at a time when mortgage interest rates are at historic lows, thus increasing affordable homeownership opportunities.

Through the Down Payment Assistance (DPA) Homeownership Program, AHA has provided over 500 eligible first-time homebuyers that earn up to 80 percent of Area Median Income (AMI) with financial assistance to purchase homes within or near AHA's HOPE VI-funded MIXED communities as well as throughout the city of Atlanta. While some buyers were previously assisted under one of AHA's rental programs, many buyers are other eligible, low-income families. AHA provides a preference for professionals and para-professionals in education and healthcare, veterans, and first responders/public safety officers.

To leverage other state and local down payment assistance programs and available funds, AHA has expanded and will continue to expand its Down Payment Assistance Program throughout the city of Atlanta, as funds are available. During FY 2019, AHA will also continue to provide down payment assistance at West Highlands, where development of owner-occupied units continues, and other MIXED Communities, as funds are available.

Additionally, AHA maintains a uniquely created Housing Choice Voucher (HCV) Homeownership Program. The program allows qualified families the opportunity to use the tenant-based subsidy provided through the Housing Choice Voucher program to cover the monthly mortgage expense of an existing home purchase. Currently, AHA has 22 families actively enrolled in its traditional HCV Homeownership Program. AHA does not have plans to expand this program but continues to service those families currently on the program.

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STRATEGY 2:
WORK: Creating pathways to self-sufficiency

CREATING AN

ENTRYWAY TO

INDEPENDENCE

FY 2019 FOCUS: Expand economic, educational and wellness opportunities through community partnerships and support services.

A vital component of VISION 2022, the WORK strategy recognizes the pervasiveness of income inequality and intergenerational poverty in Atlanta. To stabilize families and foster growth and advancement, affordable housing assistance must be coupled with incentives and economic, educational and wellness opportunities. During 2018, AHA developed and implemented the Work Strategy, an intergenerational approach to facilitate family progress toward self-reliance and breaking the cycle of poverty and help children and adult family members realize their potential. Through cradle-to-college education strategies, workforce development and entrepreneurship initiatives, AHA plans to facilitate family progress towards self-reliance. Through wellness programming, AHA will support elderly and disabled residents in leading active and healthy lives.

In FY 2019, AHA will continue to refine VISION 2022 Strategy 2: WORK with emphasis on five (5) focus areas that support self-sufficiency:

- Family independence and economic advancement
- Student achievement
- Digital literacy and connectivity
- Health and wellness
- Volunteerism

AHA acknowledges the importance of collaboration to facilitate service delivery with stakeholders, governments, community organizations and private sector entities to leverage resources and maximize our impact. We also recognize that in order to deliver a coordinated service approach, where residents have access to services that are **responsive, efficient and impactful**, a defined Service Delivery Model is needed to guide the collective efforts of our infrastructure and service provider network.

AHA will implement an outcome focused Service Delivery Model guided by the following principles:

1. **RESPONSIVE.** Residents will receive timely and appropriate services that support their ability to progress toward self-sufficiency. The effective provision of services will be grounded in a standardized assessment that will identify and evaluate a participant's strengths, resources, goals, barriers and needs so that an individualized Service Plan can be developed.

2. **EFFICIENT.** Staff and Service providers will ensure that all residents have an opportunity to develop and reach their full potential by implementing defined, consistent service provision practices that will generate greater effectiveness and system value.

3. **IMPACTFUL.** Services will be monitored and evaluated regularly to assess performance, analyze the impact of our investments and identify new innovations that are areas of opportunity.

As a continuation in FY 2019, through its existing operations, one of its non-profit affiliates and service providers, AHA will begin outreach and planning to develop enhanced service provider contracts and will continue to advance its human development and partnership efforts. This goal will be accomplished by concentrating on the Service Delivery Model strategy and five (5) focus areas described herein.

1. Family Independence and Economic Advancement

AHA will continue to implement its work requirement, which applies to all non-elderly and nondisabled adults in all AHA programs. AHA continues to believe strongly in the value, dignity, and economic independence that work provides.

Because the primary paths to family independence and economic advancement are work and education, AHA will continue to create and implement innovative policy incentives and strategies that facilitate engagement, capacity-building and advancement of residents. To bolster compliance rates, AHA will continue enforcement effort and planning for a progressive graduation program that supports families in their pursuit and readiness toward self-sufficiency and discontinuation of housing assistance.

AHA's goal is to assist unemployed or underemployed individuals and families in making the transition from public assistance to productive employment and economic self-sufficiency. During FY 2019, AHA will explore partnerships to support families in areas such as:

Work/Program Requirement

As a condition of receiving the housing subsidy:

(a) **one** non-elderly (18 to 61 years old), non-disabled **adult** household member must maintain continuous **full-time employment** (at least 30 hours per week)

and

(b) **all other** non-elderly, non-disabled **household members** must also maintain employment with a minimum of 30 hours per week or **participate in a combination of school, job training and/or part-time employment.**

- **Essential skills & employment preparation training**. Job training and placement services, entrepreneurial training and coaching to help residents secure work in the local labor market where employers are in need of reliable workers.
- **Job search and placement assistance.** AHA will continue, either directly or in partnership with our service providers, to plan outreach to local employers to identify a pool of jobs in retail services, hospital, home-health aides, hospitality, security, the food services, restaurant and other industries transportation industries where residents can apply and compete for stable work that pays livable wages in the local labor market.
- **Job coaching and retention support.** Participants of AHA's HDS will be provided with coaching assistance to successfully navigate and resolve job related issues in order maintain employment.
- **Financial education and resource management.** AHA will help residents gain access to credit counseling, budgeting, and asset building will help to financially empower residents, enabling them to maximize their available resources.
- **Support for basic needs.** AHA will help provide HDS-assisted residents with transportation, childcare, clothing, furniture, emergencies, expungement, child support assistance, utility management education, family unification and parenting, safety, support/affinity groups, and civic engagement.

AHA's human development strategy will leverage partnerships with non-profit organizations, corporations, foundations, educational institutions and other community stakeholders to help provide support to address these basic needs and strategic goals.

Good Neighbor Program. To ensure program compliance with by participants coming onto the Housing Choice Voucher Program and retaining participants on the program who have violated the Housing Choice Family Obligations, AHA has entered into a contract with Martin Luther King Senior Community Resources Collaborative. The community-based model makes training convenient to Housing Choice participants and will offer the following training program components:

- Building effective tenant/landlord relationship
- Improving self-reliance and personal responsibility

- Fulfilling civic responsibilities and engagement
- Being a good neighbor
- AHA's Housing Choice Voucher Program Family Obligations
- Innovative online training solution
- Comprehensive training program for youth

2. Student Achievement

AHA's goal is to ensure all youth from AHA assisted households receive the education, training, and the support services they need for success in postsecondary education and/or work. In FY 2019, AHA will provide the following for AHA-assisted households:

- Internships
- Scholarships
- Academic Enrichment

2017 Summer Internship Class

Internships. The AHA Internship Program is an eight-week, full-time, paid assignment that takes place during summer break. The program provides an opportunity for AHA-assisted, rising high school seniors and postsecondary students to gain hands-on learning experiences through meaningful projects and assignments. The goal of the internship program is to help bridge the gap between academic study and its application in a professional environment. During the eight-week program, interns will have the opportunity to network with a broad range of seasoned and budding professionals, build relationships with other students, develop and enhance soft skills needed to succeed in a professional environment, build maturity and confidence levels, and engage with senior-level executives, while earning a salary which can be applied to educational expenses.

In the summer of 2017, eleven AHA-assisted students – high school seniors and postsecondary students - started their internships with AHA. The 2017 Internship Class represents several public and private colleges and universities throughout the state and country, as well as local high schools. The interns are assigned to various departments – according to their skill sets and interests – across the agency. AHA will continue the internship program in the summer of 2018.

Scholarships. Since 2004, AHA has awarded over $530,575 in scholarships to 138 deserving students through the Atlanta Community Scholars Award (ACSA) and the University Choice Neighborhood Scholarship (UCNS). AHA will increase its investments in student achievement through the following activities:

- Provisions of additional scholarship investments including ACSA and UCNS.
- Development of an internship program for high school and college students from AHA-assisted households and University Choice Neighborhood.
- Targeted partnerships with Atlanta Public Schools and other education partners.

Academic Enrichment. During FY 2019, AHA will continue to plan and establish partnerships to support families and youth in areas such as tutoring, career-planning, parenting and early childhood learning instruction, after-school and summer transitional programs, Expeditionary Learning initiatives, GED and life-long learning programs.

- Innovative early-learning, after-school, tutoring and summer transitional programs, which may include developing a tuition assistance plan for parents utilizing supplemental educational programs for their children.

Community Scholars & Service Celebration

3. Digital Literacy and Connectivity

As technology advances at warp speed, nearly every aspect of living in today's technology-centric world requires agility and an understanding of web-based interfaces. Digital literacy and high-speed Internet connectivity are necessary tools to make significant steps toward self-sufficiency – particularly for very low- and low-income families.

In July 2015, Atlanta was selected by HUD as one of 28 communities to promote a joint initiative between HUD and the White House called ConnectHome. This public-private collaboration narrows the digital divide for families with school-age children who live in HUD-assisted housing.

AHA is a proud participant in HUD's ConnectHome program and will expand efforts to prepare and equip all AHA-assisted families for the technology age.

In FY 2019, AHA will continue to advance strategic partnerships to provide:

- Basic digital literacy training programs for youth, adults *and* seniors
- No- and low-cost Internet connectivity programs
- Free Science, Technology, Engineering, Arts and Math (S.T.E.A.M.) programs for school-age children

AHA continues to explore a pilot program to provide wireless connectivity at AHA-owned senior properties (also in line with creating smart buildings for aging adults) and low-cost Internet connections for landlords of AHA's Housing Choice Voucher Program. In addition, AHA will continue its "**AHA TechSquare**" events,

which serve as sign-up campaigns with internet service provider partners at community-wide events in Choice Neighborhoods boundaries, city-wide festivals via The Centers of Hope recreation, Head Start locations, and all AHA-Owned Communities.

In FY 2019, AHA will also continue to advance its partnerships with technology companies. AHA's partnership with Comcast has resulted in two programs: Comcast Digital Literacy Training and Comcast for Scholars. For the first initiative, Comcast will provide digital literacy sessions for seniors at AHA-Owned Communities. The Comcast for Scholars program provides laptops to ACSA and Choice Neighborhood Scholars.

4. Health and Wellness

For the last several years, AHA's signature Aging Well program has been successfully used to encourage and empower older adults to actively age in place and control decisions that affect their lives and the aging process. Designed to address the *7 Dimensions of Whole-Person Wellness*, the program in AHA-Owned Communities offers social engagement opportunities, enhances connections to family, friends, and the broader community, and promotes physical and mental wellness. Combined with over $20 million in investments in green spaces, community gardens, exercise rooms, computer labs, and other common spaces, the Aging Well program offers a model and lessons for AHA's health and wellness program for all AHA families.

Source: International Council on Active Aging

In FY 2019, AHA will plan to expand the health and wellness programs to AHA-assisted families in order to promote a healthy lifestyle through the physical environment, activities and events, and support services for ALL ages. AHA will explore partnerships to support families in areas such as fitness center memberships, affordable health care and medical home connections, nutrition education and access to food, behavioral health, credit counseling and repair, and prenatal health care.

Senior Programs

AHA plans to continue hosting its signature events for seniors:

- **AHA Seniors Farmers Market.** May is Older Americans Month and, for the tenth year, AHA will host its Annual Seniors Farmer's Market in collaboration with healthcare providers. Each year, we look forward to celebrating AHA-assisted seniors by providing them with health and wellness tips in a fun-filled, relaxed, open-air environment where they can get healthy foods and social time with the their neighbors. Last year, approximately 400 seniors from AHA's high-rises participated in the farmer's market.

- **AHA Active Living Services Program.** AHA provides active living services for seniors and non-senior adults with disabilities to foster participation in community services and programs. Through AHA's partnerships with Liberty Group Senior Services and Quality Living Services (QLS), residents are able to access nutritious meals, life enrichment classes, health

education and fitness activities that promote healthy aging. The focus of programming is to enable residents to live independently in their own homes while improving their health, wellness and quality of life.

- **Annual Senior Health and Wellness Resource Fair.** In conjunction with QLS, AHA has hosted its Annual Senior Wellness and Resource Fair for ten years. AHA is committed to helping senior residents lead productive, healthier lives and provide them with services and resources for a greater quality of life as they continue to age. In FY 2019, AHA expects approximately 350 seniors for a day of health screenings, information dissemination, low-impact exercising and dancing, and a healthy cooking demonstration.

- **Atlanta Regional Commission.** Atlanta Regional Commission (ARC) has collaborated with AHA to provide a mental health coach who offers mental health stabilization services to residents at the high-rises. ARC funds the position through grants and the program has been very successful. In FY 2018, AHA entered into a service agreement with ARC for services and will procure similar services for FY 2019.

5. Volunteerism

In FY 2019 AHA will further develop AHA CARES, an organized, volunteer program that allows AHA staff, family and friends to participate in AHA-sponsored volunteer projects. AHA CARES projects will create opportunities to network with co-workers and other community partners while making a positive impact. AHA will continue supporting The Atlanta Public School system through Real People Read, Cookies & Cocoa, APS Back to School Bash, and adopting a local school for the holiday season. AHA CARES will continue to support Livable Buckhead through their Path 400 campaign. AHA CARES volunteers will lead the efforts in Comcast Digital Literacy Training for AHA seniors. AHA CARES is committed to serving the Metro Atlanta community.

RECENT & PLANNED AHA CARES EVENTS

• Dunbar Elementary Holiday Celebration	• Atlanta Community Food Bank Hunger Walk/Run
• Real People Read (APS)	• Atlanta Point-In-Time Homeless Count
• Read Across America	• Comcast Digital Literacy Training
• Kaiser Permanente 5K	• Choice Neighborhoods Farmers Markets
• APS Back to School Bash	• Brighter Futures College & Career Fair

In FY 2019, AHA will continue to build-out AHA CARES volunteer efforts. In tandem, AHA will engage in planning that will support career-planning/mentoring and educational enrichment using volunteers (including fraternities and sororities, faith and other civic-minded organizations and service providers) to improve overall student performance; PSAT, SAT and ACT testing; and exposure to career fields aimed to encourage students to stay-in school, consider vocational training, community or 4-year college or the military as career paths to address inter-generational poverty.

STRATEGY 3:
THRIVE: Keeping Our Finances in Check

KEEPING OUR FINANCES IN CHECK

FY 2019 FOCUS: Streamline service delivery approaches and financial protocols.

Keeping our finances in check is just good business.

As an MTW agency, AHA is uniquely positioned to use innovative strategies to ensure long-term financial sustainability. AHA's financial management practices enable use of its MTW Single Fund dollars for investment opportunities in both traditional affordable housing programs and innovative programs that strengthen community partnerships and support neighborhood stabilization. MTW status also affords AHA the fiduciary responsibility to actively seek new and innovative sources of revenue including competitive grant and entrepreneurial opportunities. Every area of the business will be reviewed and vetted to ensure that AHA is maximizing its use of federal dollars to meet the mission to preserve and increase quality affordable housing in the city of Atlanta.

Optimal use of funds involves both sides of the equation: spend and return. On the spend side, AHA will continue to reduce operational overhead, streamline its service delivery approaches, and update financial policies and protocols. To secure financial longevity, AHA must proactively identify and rigorously manage its investments to create opportunities for financial returns that can be reinvested in the mission. Though AHA has MTW flexibility in its use of funds, we will also continue to ensure compliance with applicable HUD regulations, housing laws and state and federal requirements.

A. Tool: Co-Investment Framework

AHA maintains reserves which can be used to spur development of affordable housing and mixed-income communities. To utilize these monies, AHA has developed a co-investment framework to invest alongside major redevelopment initiatives in the city of Atlanta. In today's fiscal climate sizable grant funding like the HOPE VI grant program are not available to transform and redevelop mixed-income communities as they were in the mid-1990's and initial years AHA operated under the MTW Demonstration. As a result, AHA is planning partnerships with lending organizations like the Local Initiatives Support Corporation (LISC) and others to access low-cost private equity or debt financing along with Low-Income Tax Credit (LIHTC) financing and our MTW funds to develop mixed-income communities and add to the needed moderately-priced and low-income rental housing supply in the City of Atlanta.

The co-investment framework is a collaborative approach to investing funds. It allows AHA to leverage external resources from public sources, developers, community and economic development organizations, philanthropists, and other sources to expand the production of affordable housing and mixed-income communities. It also takes advantage of AHA's ability to make investments at almost any point in the development process, from pre-development through construction and permanent financing. This flexibility allows AHA's co-investment to close gaps that would otherwise prevent a viable project from moving forward. By partnering with organizations in this manner, AHA leverages and increases the impact of its own investments. This will include non-traditional MTW development and financing activities associated with PIH Notice 2011-45.

By partnering with organizations that will invest their resources, AHA also expands the potential investments beyond those properties we currently own. Expanding the range of properties provides AHA the ability to engage with a wider range of stakeholders and invest in projects that are both mission-aligned and financially sustainable. AHA will establish project criteria to standardize the process of identifying, underwriting, and structuring investments into each project. As AHA develops a pipeline of potential projects, we will establish portfolio-wide parameters to manage risk.

During FY 2017, AHA's Board of Commissioners approved co-investment partnerships totaling $105 million with Invest Atlanta, Atlanta BeltLine, in the Westside Neighborhood of Atlanta. Although, there continues to be the expectation that this program will be expanded to involve other stakeholders in AHA-targeted areas

for investment and development. These partnerships, as expressed through memoranda of understanding, will enable AHA to make strategic site acquisitions, commit loans for the preservation or new construction of affordable housing, and/or issue HomeFlex commitments to provide project-based operating subsidy. AHA is currently working with Invest Atlanta to define the types of projects and financing structures that will best support this initiative, and is reviewing potential projects in the pipeline.

In FY 2018, AHA executed a Memorandum of Agreement with Atlanta BeltLine to acquire sites targeted for the development of affordable residential housing in areas of opportunity in the vicinity of the Atlanta BeltLine.

As an example of the co-investment framework in its initial year, AHA is undertaking the acquisition of a site located at 890 Memorial Drive, SE as a result of the BeltLine Memorandum of Understanding. This 1.2 acre acquisition in an area of Atlanta that is experiencing tremendous growth and investment will ensure that the site is developed as a mixed-income project with long-term affordability for the low-income households. It is contemplated that the financing structure will utilize construction-period Tax-Exempt Bonds issued by Invest Atlanta, grant funding from the BeltLine, and permanent loans issued by AHA, making it a true co-investment among all three agencies. In FY 2019, AHA will continue to identify partners and sites in areas of opportunity that are financially feasible to build or preserve affordable residential and mixed-use communities.

In FY 2019, AHA will continue to work with its partners to develop further mechanisms for investment in the production or preservation of affordable housing. Such efforts may involve creating one or more loan funds to provide acquisition capital, bridge-loan funding prior to stabilization, and the issuance of Request for Procurement or Notice of Funding Availability intended to spur economic development, build capacity among small or disadvantaged local developers, and prevent displacement of low-income families in areas experiencing gentrification. AHA also expects to continue acquiring sites for the purposes of ensuring permanent affordability and procuring qualified developers to carry out our vision for mixed-income, mixed-use communities.

B. Tool: The New Paradigm

With fewer traditional public investment resources, AHA will continue to rely on public-private partnerships to fulfill its mission to produce affordable housing in healthy communities.

However, AHA has modified its decision-making approach to structuring deals for mixed-finance residential and mixed-use development in the current fiscal climate. In FY 2019 and going forward during VISION 2022, AHA plans to pursue more co-development and self-development opportunities as a developer and general partner for the purposes of generating revenue and providing sound stewardship of public resources such as Low Income Housing Tax Credit allocations, tax-exempt bond issuances, agency subsidy's and AHA's own reserves.

AHA has established the **New Paradigm**, its model for working with private-sector development partners and structuring real estate investment deals. Application of the New Paradigm will ensure that AHA resources are efficiently deployed and will provide a measurable return on investment.

AHA's investment priority will be to identify development opportunities that are economically feasible and generate financial returns to AHA, particularly in market-driven areas with upside growth potential. Key provisions of the New Paradigm are designed to ensure that:

- AHA investments are aligned with city growth and investments.
- Real estate development projects have a clear development schedule and timeline. To-date, AHA has started requiring that developments take place within an 8 year timeframe to avoid private land banking of public land.

- AHA leverages the value of publicly-owned land as part of each real estate transaction, with exceptions made for certain revitalization efforts and/or to leverage/secure funding sources.
- Development projects include innovative features and quality amenities.
- Projects provide a meaningful return on investment, particularly for Market-Driven opportunities.

C. Local Blended Subsidy

As AHA explores options for providing rental assistance to support the preservation and recapitalization of properties or the redevelopment of its existing and development of new housing, AHA will also consider using its MTW authorizations to create a Local Blended Subsidy (LBS) program. AHA is one of a smaller number of Public Housing Agencies which have a somewhat more restricted funding methodology covered in its Appendix A of the MTW Agreement with HUD. If AHA demolishes or disposes of public housing units, it does not have the opportunity to retain the operating subsidy that was provided for these units but rather, eventually has the funds eliminated unless the units are replaced. This occurs under the operating fund regulations covering “phase down” which apply to AHA and all non-MTW agencies.

AHA will consider whether it can bring units that were previously demolished or disposed of back into its Annual Contributions Contract subsidy program (portfolio), thus triggering HUD subsidy for these units under the Operating Fund Rule covered under applicable HUD regulations (24 CFR Part 990 as amended). Since most of these units were demolished or disposed of after October 1, 1999 or as a part of a HUD-approved HOPE VI Program, the units are otherwise available, and if accessed will permit additional ACC subsidy to be provided through HUD and become part of the AHA MTW block grant funds. AHA recognizes that local blended subsidy units are considered by HUD to be public housing units and thus must conform to public housing rules and requirements.

As AHA considers the future possible use of Local Blended Subsidy, AHA will undertake an analysis to determine exactly how many available unused units the Authority has under its ACC that are otherwise not restricted under the Faircloth Amendment (this amendment was later incorporated into the Housing Act through applicable provisions of the 1998 Public Housing Reform Act). This will allow an estimate to be made of ACC subsidy that may be available from HUD.

D. Tool: Self-Development Entity

In FY 2019, AHA will continue efforts to enhance its self-development capacity through the Real Estate Development Group (REG) and creation of a development affiliate to further the AHA mission and enhance its affordable, moderate and mixed-use development and preservation efforts. In 2018, the State of Georgia Department of Community Affairs (DCA) established a new application threshold for the Low-Income Tax Credit (LIHTC) program. Qualified applicants must have developed or own no less than 5 LIHTC projects with 20% equity to qualify to serve as a General Partner and self-develop LIHTC financing for future competitions. AHA is modifying its approach to due diligence and structuring LIHTC new construction and rehabilitation deals with its development partners. AHA may use its own internal REG or AHA affiliate outside the solicitation process to lead the redevelopment of AHA-owned or acquired land. A self-sponsored development affiliate will allow AHA to maximize the financial and socio-economic returns to the agency and its stakeholders, as well as enhance the agency’s community-based affordable residential and mixed-use development strategy.

E. Tool: Small Business and Section 3 Program

AHA will continue to create employment and contracting opportunities for program participants and small businesses to thrive. AHA development activities have a tremendous impact on the City of Atlanta. Frequently, they are one of the largest sources of economic activity in neighborhoods. Rehabilitation and

new construction create economic opportunities for individuals and businesses. After construction is complete, the lasting economic impact on residents continues and can extend to jobs created to provide services to new mixed-income, mixed-use communities.

AHA's primary source of funding comes from the U.S. Department of Housing and Urban Affairs (HUD). Section 3 of the Housing and Urban Development Act of 1968 requires that to the greatest extent feasible, recipients of HUD funding, will provide job training, employment and contracting opportunities to low and very low income individuals.

AHA intends to expand its role in ensuring Section 3 compliance by designing, planning and implementing a Small Business Enterprise (SBE) and Section 3 Program, with policy and procedures to ensure all parties, including AHA redevelopment partners, contractors, sub-contractors and comply with Section 3 and certified Small Business Enterprises. AHA will facilitate training and employment of Section 3 residents working in partnership with Atlanta area social service agencies.

In FY 2019, AHA will begin planning a Section 3 training fund that will provide direct training to residents and Section 3 business concerns. Developers and contractors will commit funding for resident training via a separate fund. In strategic partnership with several social service agencies AHA will seek to identify businesses willing to support rehabilitation and new construction activities and link developers and contractors with capable Section 3 and certified SBE business concerns.

AHA will seek to engage in this effort through planning a series of training, employment linkage, business incubation and outreach efforts, including exploring the development of a robust Minority, Women and Small Business Enterprise (MBE/WBE/SBE) and Section 3 Program. The MBE/WBE/SBE/Section 3 Program is AHA's effort to stimulate economic opportunities for certified small businesses through direct contracting and subcontracting opportunities. AHA will also work closely with its partners to ensure that its assisted families and other low-income families in Atlanta can benefit from contracting, job and training opportunities resulting from AHA's activities. These opportunities may be in the areas of real estate development and construction, technical and professional services, property management and grounds maintenance, supplies and other services, as necessary. Additionally, AHA will actively encourage its contractors to fulfill the spirit of the Section 3 program by hiring low-income residents to work on AHA's contracts.

AHA will continue its outreach efforts through sponsored workshops, seminars, and networking with other governmental and non-governmental agencies and use these opportunities to promote AHA's MBE/WBE/SBE/Section 3 Program.

AHA will measure its success and ability to engage under-represented communities in AHA's work by:

- Number of persons hired via the AHA Section 3 Program
- Number of people trained for employment
- Number of Section 3 businesses formed
- Number and value of contract opportunities directly or indirectly attributed to the Section 3 program.

F. Tool: Measurements of Success

AHA's MTW Agreement with HUD establishes performance measurements by which AHA guides its operations in fulfillment of the terms of the Agreement. AHA will continue to report these performance benchmarks to HUD in its MTW Annual Report. (See Appendix C1: AHA Benchmarks)

For VISION 2022, AHA has established key performance indicators to measure the success of its vision and plan over the next five years. For FY 2019, AHA will continue to monitor its progress against these baseline annual goals.

Performance Indicators for VISION 2022*

(As of 12/31/2017)

VISION 2022: AHA's IMPACT

OUR BENEFICIARIES People Our Plan Impacts	Actual through 12/31/2016	Actual through 12/31/2017
Total % of AHA's Participating Families = Very Low or Extremely Low Income	95%	93%
Total Households Actively Housed	22,533	23,180
Working Families	9,886	10,136
Families with Children	7,964	8,196
Senior Households	5,899	6,116
Disabled Households	3,425	3,106
HAVEN (Supportive Housing HHs - across all programs)	1,383	2,100
WORK: FAMILY INDEPENDENCE Work Compliance by AHA Program		
HomeFlex Communities	82%	99%
MIXED Communities	91%	97%
AHA-Owned Communities	88%	83%
Housing Choice	62%	65%

THRIVE: MEASUREMENTS OF SUCCESS (KPIs)	Actual through 12/31/2016	Actual through 12/31/2017
Number of Families Served	22,533	23,180
Number of New Affordable Units Added to AHA Program	1,257	652
Number of New Homeownership Opportunities (Down Payment Assistance)	70	66
Dollars Invested and Leverage in New Real Estate Developments in Modern, High-Quality Mixed-Income Communities	$6 MIL	$34.4 MIL
Dollars Invested in Education and Education Initiatives	$358,997	$433,200
Number of Senior Adults Housed/Served	6,641	6,791
Number of Veterans Housed (VASH)	226	232
Number of Homeless/At-Risk Families Housed through HAVEN	1,383	2,100
Number of Families Compliant with AHA's Work Requirement	5,680	5,706
Number of Families Successfully Transitioned from AHA Paying 100% of Their Own Housing Costs	47	63

Section III.
MTW Policy Innovations

Background on Moving to Work

Moving to Work (MTW) is a demonstration program established in 1996 by Congress and administered by the U.S. Department of Housing and Urban Development (HUD), giving certain "high performing" public housing agencies the flexibility to design and test various approaches for (a) facilitating and providing quality affordable housing opportunities in their localities; (b) facilitating opportunities for family success and self-sufficiency; and (c) achieving greater efficiency and effectiveness. AHA received its MTW designation in 2001 and executed its MTW Agreement with HUD on September 23, 2003, the initial period of which was effective from July 1, 2003, through June 30, 2010.

In response to HUD's decision to expand and extend the demonstration period until June 30, 2028, AHA and HUD negotiated and executed an Amended and Restated MTW Agreement, effective as of November 13, 2008, and further amended by that certain Second Amendment to the Moving to Work Agreement, effective as of January 16, 2009. AHA's MTW Agreement, as amended and restated is referred herein as the "MTW Agreement." The Second Amendment (a) reinstates and expands AHA's ability to invest MTW Funds in certain types of real estate transactions, and (b) reaffirms that AHA's MTW Funds may be used for MTW Eligible Activities (as defined in the Restated MTW Agreement) and for low-income housing purposes beyond the limitations of Section 8 and Section 9 of the U.S. Housing Act of 1937, as amended (1937 Act). If the MTW Demonstration Program is extended, the MTW Agreement may be automatically extended for additional ten-year periods, subject to HUD's approval and AHA meeting certain agreed-upon conditions. In December 2015, Congress mandated the extension of the MTW Demonstration Program to June 30, 2028 under the same terms and conditions of AHA's current agreement. HUD confirmed this extension to AHA in writing on April 14, 2016.

Pursuant to the authority in AHA's MTW Agreement, AHA has combined its low income operating funds, housing choice voucher funds, and certain capital funds into a single fund ("MTW Single Fund" or "MTW Funds"), which are expended on MTW Eligible Activities as set forth in AHA's MTW Agreement.

The MTW Agreement provides substantial statutory and regulatory relief under the 1937 Act and reaffirms, extends, and expands the regulatory relief provided under AHA's original MTW Agreement. The MTW Agreement forms the statutory and regulatory framework for AHA to carry out its work during the term of the MTW Agreement, as it may be extended and as amended from time to time. The statutory goals set forth by Congress are the following:

Goal 1: Reduce costs and achieve greater cost effectiveness in Federal expenditures.

Goal 2: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

Goal 3: Increase housing choices for low-income families.

In 2004, AHA submitted to HUD its first long-term strategic business plan, using its new statutory and regulatory framework. AHA's business plan and its subsequent MTW annual plans on a cumulative basis outline AHA's priority projects, activities, and initiatives to be conducted during each fiscal year. Fiscal Year 2019 represents AHA's sixteenth year of participation in the MTW Demonstration. AHA has developed its VISION 2022 strategy to provide guidance over a five-year period that began in Fiscal Year 2018.

Innovations Implemented under Authorizations in AHA's MTW Agreement

Under the MTW Agreement, AHA has strategically implemented most housing policy reforms across all programs. This consistency serves multiple purposes: One, families can expect to rise to the same standards that AHA believes lead to self-sufficiency. Two, AHA can align its values and goals with contract terms in partner agreements with developers, owner entities, and service providers. Three, AHA gains economies from systematic implementation across the enterprise and by minimizing redundancy, overhead, and system changes. Examples of policy reforms include the following:

- **Use of MTW Funds** to support MTW Eligible Activities (as defined in the MTW Agreement) including, but not limited to, development and/or preservation of mixed-income communities in partnership with private owners and developers; support for human development services to facilitate family self-sufficiency and housing stability; and preservation and operation of public housing communities.

- **Local Housing Policy Reforms** that promote resident accountability, responsibility, and self-sufficiency, and help stabilize the amount that low-income households pay for rent and utilities.

- **Housing Choice Voucher Program** designed and implemented with the goals of mainstreaming families and facilitating progressive "choices" of housing opportunities in economically integrated neighborhoods, with better quality-of-life amenities.

- **Sub-Market Payment Standards.** In FY 2016, AHA established 23 sub-market payment standards in the City of Atlanta and additional payment standards in areas of opportunity in the AHA service area that extends 10 miles outside of the City of Atlanta. This includes the Sandy-Spring-Marietta FMR area. AHA established these payment standards based on zip codes in lieu of setting Housing Choice Voucher payment standards using the metropolitan area-wide Fair Market Rent (FMR) methodology. This zip-code based FMR methodology aligns with the Small Area Fair Market Rule published by HUD on November 16, 2016. AHA is notifying HUD that this is the alternative FMR methodology and payment standard structure AHA has already established to expand tenant choice and enable voucher households to move to low-poverty, higher-cost areas in the City of Atlanta and other areas of opportunity in the AHA service area. This alternative FMR and payment standard methodology for setting contract rents with landlords is outlined in the AHA Statement of Corporate Policies and complies with the Small Area Fair Market (FMR) Final Rule. The objective is to give tenants choice to move to other low-poverty neighborhoods and reduce the number of voucher holders that reside in areas with high poverty concentration.

- **HomeFlex Voucher Contracts Targeted to Areas of Opportunity in the City of Atlanta to Increase Rental Supply.** AHA is preparing a Notice of Funding Availability to target HomeFlex Vouchers to private developers and owners in Tax Allocation Districts and other areas of opportunity in the vicinity of the downtown Central Business District (CBD) and throughout the City of Atlanta.

- **Use of Housing Choice Vouchers in Mixed-Communities and HomeFlex Communities**. AHA proposes a policy that will permit voucher families to move into AHA MIXED communities and HomeFlex communities in order to address the shortage of landlords accepting Housing Choice Vouchers.

- **AHA Operations of HomeFlex.** As an incentive to increase private multi-family landlord participation, AHA will explore establishing a centralized waitlist and overall administrative process for multi-family property owners to participate in the HomeFlex (PBRA) Program to ease their administrative workload.

- **Property Management Incentives.** AHA proposes to establish incentives to ease the administrative and maintenance operations workload and costs for private owners/managers to the extent feasible (for example, bedbug eradication). AHA is encouraging tenants to cooperate with AHA PMDs and private owners. AHA may also consider issuing loans or grants for compliance with Uniform Physical Accessibility requirements (UFAS)

- **Expanding Housing Opportunities** and the availability of affordable housing seamlessly in mixed-income communities and neighborhoods using market principles and approaches in administering the subsidy and landlord/tenant relations.

- **Human Development** services, initiatives, and programs that further promote family self-sufficiency, independent living, and aging in place.

- **Work/Program Requirement** that, as an AHA-wide work requirement, applies to all non-elderly and non-disabled adults in all AHA programs. In October 2017, AHA began terminating households for non-compliance. AHA is planning to enhance its career planning, workforce development and employment linkage efforts with local employers and service providers to enhance compliance with the work requirement.

- **Economic Viability** and organization-level operational enhancements that improve the efficiency of AHA's financial and business operations. In August 2018, AHA began planning efforts with consultant support to assess compliance, operational, program performance and financial risks and associated program compliance strategies and practices in respective AHA Divisions. In 2019, AHA will start-up an internal Compliance Monitoring Division to establish a more formalized self-evaluation approach in the AHA operation.

For a detailed description of key innovations or reforms that AHA has implemented as a result of its participation in the MTW Demonstration, see AHA's *FY 2017 MTW Annual Report* at www.atlantahousing.org.

MTW policy innovations that AHA may propose for implementation are included in its MTW Annual Plan. AHA policies are effective only after approval by the AHA Board of Commissioners who, in doing so, authorize the president and chief executive officer to execute and provide administrative direction in the implementation of those policies through standard operating procedures and guidelines.

As part of the submission of this Plan, AHA is submitting the *Amended and Restated Statement of Corporate Policies* (*"Statement of Corporate Policies"*) in Appendix G. AHA's key policy document contains policies for all AHA programs. With the updated and clarified language in this document, AHA has determined that these policies sufficiently allow AHA to implement its mission in the coming fiscal year. If it is determined that additional policy changes are necessary, AHA will follow the appropriate protocols to seek approval from the AHA Board of Commissioners.

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AHA Programs

- **AHA-Owned Communities** are AHA's public housing senior/disabled high-rises and family communities.
- **HAVEN** is the collective program of AHA's supportive housing pilots and initiatives for at-risk populations.
- **HomeFlex** is AHA's MTW-Approved Project Based Rental Assistance program (or PBRA).
- **Housing Choice Voucher Program** is AHA's tenant-based voucher program.
- **MIXED Communities** represent AHA-Sponsored Mixed-Use, Mixed-Income developments on former public housing sites.

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Appendix A

MTW Plan
Cross-Reference Guides

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1. AHA Legacy Attachment B Requirements

Source: Legacy Attachment B, AHA - Elements for the Annual MTW Plan and Annual MTW Report

Reference: AHA's Amended and Restated Moving to Work Agreement (MTW Agreement), effective as of November 13, 2008; and as further amended by the Second Amendment effective January 16, 2009; and as extended by Congress to June 30, 2028 and confirmed by HUD on April 14, 2016.

Description: The following table outlines AHA's MTW reporting Requirements per AHA's MTW Agreement. Cross-references are provided specifying the location within the MTW Annual Plan, where the item can be found.

Annual Plan Element	Location in FY 2019 MTW Plan
I. Households Served	
A. Number and characteristics of households served at beginning of period, by: - unit size - family type (family vs. elderly or disabled - income group (<30; 30-50; 50-80; >80 AMI) - housing type (LRPH, leased, other) - race & ethnicity	Appendix D: Housing Opportunities
B. Identify number and characteristics of households on waiting lists (all housing types). Discuss waiting list issues and proposed actions	Appendix D: Housing Opportunities
C. Number projected to be served at end of period	Appendix D: Housing Opportunities
D. Narrative discussion/explanation of change	
II. Occupancy Policies	
A. Statement of policies governing eligibility, selection, admissions, assignment, and occupancy of families, including the admissions policy under section 16(a)(3)(B) for deconcentration of lower-income families	Appendix G: *AHA Amended and Restated Statement of Corporate Policies*
B. Statement of Rent Policy	
III. Changes in the Housing Stock	
A. Number of units in inventory at beginning of period by program (LRPH, leased, other)	Appendix D: Housing Opportunities Public Housing inventory is reported to HUD through HUD's Inventory Management System (IMS)/ PIH Information Center (PIC) system. Housing Choice voucher leasing information is submitted through the Voucher Management System (VMS).
B. Projected number at end of period by program	
IV. Sources and Amounts of Funding	
A. Identify/discuss all sources and amounts of funding included in consolidated budget statement	Appendix F: Financial Analysis
B. Identify/discuss sources, amounts, and planned uses of special purpose funds outside the consolidated budget (e.g., DEP)	
C. Consolidated Budget Statement	

1. AHA Legacy Attachment B Requirements

Annual Plan Element	Location in FY 2019 MTW Plan
V. Uses of Funds	
A. Previous year expenditures by line item	Appendix F: Financial Analysis
B. Planned expenditures by line item	
C. Description of proposed activities/investments by line item/explanation of change from previously approved plan	
D. Reserve balance at beginning of year; discuss adequacy of reserves	
VI. Capital Planning	
A. Describe major capital needs and projects, estimated costs, and proposed timetables	Appendix F: Financial Analysis
B. Identify planned expenditures	
C. Demolition and disposition requests, if planned.	Appendix D: Housing Opportunities
D. Homeownership activities, if any.	Section II. FY 2019 Priorities
VII. Management Information for Owned/Managed Units	
A. Vacancy (Occupancy) Rates	Appendix D: Housing Opportunities
1. Occupancy rates by property beginning of period	
2. Narrative: issues and proposed action	
3. Target rates by property at end of period	
B. Rent Collections	
1. Rents uncollected (%) beginning of period	
2. Narrative: issues and proposed actions	
3. Target % at end of period	
C. Work Orders	
1. Response rates beginning of period • % emergency within 24 hrs • % regular within 30 days	
2. Narrative: issues and proposed actions	
3. Target rates at end of period	
D. Inspections	
1. Description of inspection strategy	
2. Planned inspections (% this FY)	
E. Security	
1. Narrative: security issues and proposed actions	

1. AHA Legacy Attachment B Requirements

Annual Plan Element	Location in FY 2019 MTW Plan
VIII. Management Information for Leased Housing	
A. Leasing Information	
1. Units under lease (%) beginning of period	Appendix D: Housing Opportunities Public Housing inventory is reported to HUD through HUD's Inventory Management System (IMS)/ PIH Information Center (PIC) system. Housing Choice unit leasing information is submitted through the Voucher Management System (VMS).
2. Target lease up rate at end of period	
3. Plans regarding: • Ensuring rent reasonableness • Expanding housing opportunities • Deconcentration of low-income families	Section II. FY 2019 Priorities Section III. MTW Policy Innovations Appendix C: Ongoing Activities
4. Issues and proposed actions	
B. Inspection Strategy	
1. Description of inspection strategy, including: a) Planned inspections completed (% this FY) by category: • Annual HQS Inspections • Pre-contract HQS Inspections • HQS Quality Control Inspections b) HQS Enforcement	AHA will continue to refine its Housing Choice Inspections Standards to ensure that Housing Choice participants have the opportunity to reside in quality living environments including quality housing units and quality neighborhoods. AHA established higher inspection standards than HUD's Housing Quality Standards with a focus on improving the quality of the units on the Housing Choice Voucher Program. Section III. MTW Policy Innovations Appendix C: Ongoing Activities
IX. Resident Programs	
A. Description of activities	Section II. FY 2019 Priorities Appendix C: Ongoing Activities Appendix H: HUD Information Reporting Requirement
B. Issues and proposed actions	

1. AHA Legacy Attachment B Requirements

Annual Plan Element	Location in FY 2019 MTW Plan
X. Other Information as Required	
A. Board Resolution • Adopting Plan • Certifying that Public Hearing Requirements were met	Appendix B: FY 2019 MTW Plan Resolution & Certifications
B. Required Certifications and other submissions from which the Agency is not exempted by the MTW Agreement	Appendix B: FY 2019 MTW Plan Resolution & Certifications • Secretary's Certificate • Certification Regarding Substantive Information Reporting Requirements • Certifications of Compliance with Regulations • Certification of Payments to Influence Federal Transactions • Certification for a Drug Free Workplace NOTE: AHA has replaced HUD's "Disclosure of Lobbying Activities" Certification with HUD Form 50071: "Certification of Payments to Influence Federal Transactions" because AHA does not engage in lobbying activities. This action is consistent with AHA's current business practice.
C. Submissions required for the receipt of funds	• HUD no longer requires an annual submission from AHA to request Housing Choice funds. • AHA submitted CY 2018 Public Housing Operating Subsidy Calculations to HUD on January 31, 2018. • AHA's submission to accept the 2018 Capital Fund Program (CFP) funds and Replacement Housing Factor (RHF) funds for the FY 2019 MTW Annual Plan is pending the award of 2018 capital grants following the enactment of the final 2018 Federal Budget.

2. HUD Form 50900 Attachment B

Source: HUD Form 50900, Elements for the Annual MTW Plan and Annual MTW Report

Reference: OMB Approval Number 2577-0216 (expires 01/31/2021)

Description: The following cross-reference chart is provided as a convenience for HUD review. Per AHA's Amended and Restated MTW Agreement, AHA's reporting requirements are based only on Legacy Attachment B (Attachment B to AHA's MTW Agreement).

Annual Plan Element	Location in FY 2019 MTW Plan
I. Introduction	
A. Table of Contents, which includes all the required elements of the Annual MTW Plan; and	Annual Plan Table of Contents Annual Plan Appendices Table of Contents
B. Overview of the PHA's short-term and long-term MTW goals and objectives. Short-term goals and objectives include those that the PHA plans to accomplish within the fiscal year. Long-term goals and objectives include those that the PHA plans to accomplish beyond the current fiscal year. PHAs have the ability to define the level of specificity in the short-term and long-term goals and objectives.	Section I. Executive Summary Section II. FY 2019 Priorities
II. General Housing Authority Operating Information	
A. Housing Stock Information:	
Planned new public housing units to be added during the fiscal year	Appendix D: Housing Opportunities Appendix H: HUD Information Reporting Requirement
Planned public housing units to be removed during the fiscal year	
New Housing Choice Vouchers to be project-based during the fiscal year	
Other changes to the housing stock anticipated during the fiscal year	
General description of all planned capital fund expenditures during the plan year	Appendix F: Financial Analysis
B. Leasing Information	
Planned number of households served at the end of the fiscal year	Appendix D: Housing Opportunities
Reporting Compliance with Statutory MTW Requirements	AHA does not have any non-MTW public housing units in its inventory.
Description of any anticipated issues related to leasing of public housing, Housing Choice vouchers and/or local, non-traditional units and possible solutions	Appendix D: Housing Opportunities

2. HUD Form 50900 Attachment B

Annual Plan Element	Location in FY 2019 MTW Plan
C. Wait List Information	
Wait list information projected for the beginning of the fiscal year by program	Appendix D: Housing Opportunities
Description of changes to the wait list or policy changes.	
III. Proposed MTW Activities: HUD approval requested	
Provide the listed items below grouped by each MTW activity.	
A. Describe each proposed MTW activity;	Appendix H: HUD Information Reporting Requirement
B. Describe how each proposed activity will achieve one or more of the three statutory objectives;	
C. Identify and discuss the anticipated impact of each proposed MTW activity on the stated objective(s);	
D. Provide the anticipated schedules for achieving the stated objective(s)	
E. Provide the metric(s) from the "Standard HUD Metrics" section, baseline performance level, yearly benchmarks, final projected outcome(s), and data source for metrics.	
F. Cite the authorization(s) detailed in Attachment C or D of the Standard MTW Agreement that gives the PHA the flexibility to conduct the activity. Explain why the cited authorization from Attachment C or D is needed to engage in this activity.	
G. Provide the following information for all rent reform activities: impact analysis, hardship case criteria, annual reevaluation of rent reform activity, transition period.	Appendix H: HUD Information Reporting Requirement
IV. Approved MTW Activities: HUD approval previously granted	
Provide the listed items below grouped by each MTW activity.	
A. Implemented Activities	
1. List approved, implemented, ongoing activities continued from the prior plan year(s) that are actively utilizing flexibility from the MTW Agreement; specify the Plan Year in which the activity was first identified and implemented;	Section II. FY 2019 Priorities Appendix C: Ongoing Activities Appendix H: HUD Information Reporting Requirement
2. Provide a description of the activity and an update on its status;	
3. Indicate if the PHA anticipates any non-significant changes or modifications, to the activity during the plan year;	
4. any changes or modifications to the metrics, baselines or benchmarks during the plan year;	

2. HUD Form 50900 Attachment B

Annual Plan Element	Location in FY 2019 MTW Plan
5. If the PHA requires a different authorization from Attachment C or D when implementing the activity than was initially proposed, the PHA must re-propose the activity and include all required elements in Section (III) Proposed Activities.	On November 13, 2008, AHA and HUD executed AHA's Amended and Restated MTW Agreement ("MTW Agreement"). The Second Amendment to the MTW Agreement, was executed effective January 16, 2009, and as extended by Congress to June 30, 2028, was confirmed by HUD on April 14, 2016. AHA's MTW Agreement with HUD stipulates AHA's ability to use MTW Funds outside of Section 9 and Section 8 of the U.S. Housing Act of 1937, as amended ("1937 Act"). The Amended and Restated MTW Agreement reaffirmed, in all material respects, all authorizations set forth in Appendix A of the Original MTW Agreement and includes these authorizations in Attachment D. AHA has all the authorizations needed from HUD under the MTW Agreement to implement the activities described in AHA's FY 2019 MTW Annual Plan.
B. Not Yet Implemented Activities	
1. Describe any approved activities that have been implemented that the PHA has stopped implementing but has plans to reactivate in the future; specify the Plan Year in which the activity was first approved, implemented, and placed on hold;	Appendix H: HUD Information Reporting Requirement
2. Provide an update on the plan for implementation of the activity;	
3. Provide a timeline for implementation;	
4. Provide an explanation of any non-significant changes or modifications to the activity since it was approved.	
C. Activities On Hold	
1. Describe any approved activities that have been implemented that the PHA has stopped implementing but has plans to reactivate in the future; specify the Plan Year in which the activity was first approved, implemented, and placed on hold;	Appendix H: HUD Information Reporting Requirement
2. Discuss why these activities have been placed on hold;	
3. Provide an update on the plan for reactivating the activity;	
4. Provide a timeline for re-implementation; and	
5. Provide an explanation of any non-significant changes or modifications to the activity since it was approved.	

2. HUD Form 50900 Attachment B

Annual Plan Element	Location in FY 2019 MTW Plan
D. Closed Out Activities	
1. List any approved activities that have been closed out, including activities that have never been implemented, that the PHA does not plan to implement and obsolete activities; specify the Plan Year in which the activity was first approved and implemented (if applicable);	Appendix H: HUD Information Reporting Requirement
2. Explain why these activities were closed out; and	
3. Provide the year the activity was closed out.	
V. Sources and Uses of Funds	
PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.	
Estimated sources of MTW funding for the fiscal year	Appendix F: Financial Analysis
Estimated uses of MTW funding for the fiscal year	Appendix H: HUD Information Reporting Requirement
Describe activities that will use only MTW Single Fund flexibility	
Local Asset Management Plan	Appendix C: Ongoing Activities
VI. Administrative	
A. Resolution signed by the Board of Commissioners, or other authorized PHA official if there is no Board of Commissioners, adopting the Annual MTW Plan Certification of Compliance (provided at the end of this Attachment B);	Appendix B: FY 2019 MTW Plan Resolution & Certifications
B. The beginning and end dates of when the Annual MTW Plan was made available for public review, the dates, locations of public hearings and total number of attendees for the draft Annual MTW Plan, (to ensure PHAs have met the requirements for public participation, HUD reserves the right to request additional information to verify PHAs have complied with all requirements as set forth in the Standard MTW Agreement);	Appendix B: FY 2019 MTW Plan Resolution & Certifications
C. Description of any planned or ongoing PHA-directed evaluations of the demonstration for the overall MTW program or any specific MTW activities, if applicable; and	N/A
D. The Annual Statement/Performance and Evaluation Report (HUD 50075.1) or subsequent form required by HUD for MTW and non-MTW Capital Fund grants for each grant that has unexpended amounts, including estimates for the Plan Year and all three parts of the report.	N/A

Appendix B

MTW Plan
Resolution & Certifications

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SECRETARY'S CERTIFICATE

I, CATHERINE V. BUELL, DO HEREBY CERTIFY that:

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

2. Attached hereto as Exhibit 1 is a true and correct copy of the resolution authorizing AHA to submit its Fiscal Year 2019 Moving To Work Annual Implementation Plan to the United States Department of Housing and Urban Development and to implement the projects, activities, initiatives and any policy changes described therein, and other related matters.

3. This resolution was presented to the AHA Board of Commissioners (the "Board") at its Regular Meeting on March 28, 2018 (the "Meeting").

4. The following Board members were present for the Meeting:

   Christopher Edwards, Chair
   Robert Rumley, III, Vice Chair
   James Allen, Jr.
   Brandon Riddick-Seals
   Angela Ramson

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

IN WITNESS WHEREOF, I have hereunto set my hand and the duly adopted official seal of The Housing Authority of the City of Atlanta, Georgia this 28th day of March 2018.

SEAL

CATHERINE V. BUELL,
Secretary

EXHIBIT I
RESOLUTION ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS HELD ON WEDNESDAY, MARCH 28, 2018

TO AUTHORIZE THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA TO SUBMIT FISCAL YEAR 2019 MOVING TO WORK ANNUAL PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RESOLUTION OPS-1

WHEREAS, The Housing Authority of the City of Atlanta, Georgia ("AHA") executed its Amended and Restated Moving To Work Agreement, effective as of November 13, 2008, as further amended by that certain Second Amendment to the Moving To Work Agreement, effective as of January 16, 2009; and as extended by Congress to June 30, 2028 under the same terms and conditions confirmed by the United States Department of Housing and Urban Development ("HUD") on April 14, 2016;

WHEREAS, the MTW Agreement is effective through June 30, 2018, unless further extended;

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

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

WHEREAS, AHA has prepared its Fiscal Year ("FY") 2019 MTW Annual Plan (also referred to herein as the "FY 2019 MTW Annual Plan");

WHEREAS, the FY 2019 MTW Annual Plan identifies AHA's priorities, projects, activities and initiatives for AHA's FY 2019 and any policy changes to be implemented during FY 2019;

WHEREAS, AHA's FY 2019 MTW Annual Plan is the product of a comprehensive planning process in which AHA's Senior Management consulted with AHA's Board of Commissioners, resident association leaders, public housing-assisted residents, Housing Choice participants and landlords, AHA employees, Atlanta Legal Aid, Georgia Law Center for the Homeless, AHA's private sector development partners, members of the Service Provider Network, local political and government officials, various city and state agencies, other stakeholders and members of the public;

WHEREAS, comments and suggestions were made at those various meetings, all of which were considered by Senior Management of AHA and incorporated as deemed appropriate;

WHEREAS, the consultation process included a properly advertised and noticed public hearing held on March 6, 2018;

WHEREAS, during FY 2019, AHA will continue to advance its real estate initiatives to create more housing opportunities, to advance its human development and self-sufficiency initiatives, and to streamline its service delivery approach and financial protocols;

WHEREAS, AHA's Senior Management consulted with the Board of Commissioners to solicit their input, guidance and direction regarding the proposed projects, activities, initiatives and policy changes that will be implemented during FY 2019, as described in Exhibit OPS-1-A.

WHEREAS, the Amended and Restated Statement of Corporate Policies is the controlling policy document governing the assistance programs administered by AHA;

WHEREAS, the Amended and Restated Statement of Corporate Policies, which is incorporated into the FY 2019 MTW Annual Plan, is organized into four chapters and captures the Moving to Work Demonstration policy innovations in effect for the AHA's Mixed-Income, Mixed-Finance Communities ("MIXED Communities"), AHA-Owned Communities, Housing Choice Tenant-Based Program, HomeFlex Programs (previously known as Project Based Rental Assistance), and HAVEN Supportive Housing Programs (collectively "Rental Assistance Programs").

WHEREAS, Senior Management of AHA is now recommending that the Board of Commissioners: (i) approve AHA's FY 2019 MTW Annual Plan; (ii) authorize the submission of AHA's FY 2019 MTW Annual Plan to HUD; (iii) authorize the Chair or the Vice Chair of the Board of Commissioners and AHA's President and Chief Executive Officer/Secretary to execute the HUD Certifications of Compliance, attached as Exhibit OPS-1-B; (iv) approve the implementation of the projects, activities, initiatives and any policy changes set forth in the FY 2019 MTW Annual Plan; and (v) approve the adoption and implementation of the Amended and Restated Statement of Corporate Policies as set forth in the FY 2019 MTW Annual Plan;

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

1. AHA's FY 2019 MTW Annual Plan, including the projects, activities, initiatives and any policy changes that will be implemented during FY 2019 as described in Exhibit OPS-1-A, is hereby approved.

2. Each of the Chair or the Vice Chair of the Board of Commissioners, as required, and the President and Chief Executive Officer/Secretary is hereby authorized to execute Exhibit OPS-1-B and any other required documents, certifications or United States Department of Housing and Urban Development (HUD) forms related to the approval and filing of AHA's FY 2019 MTW Annual Plan.

3. The Amended and Restated Statement of Corporate Policies, as set forth in AHA's FY 2019 MTW Annual Plan, is hereby approved in conjunction with AHA's FY 2019 Annual Plan, and AHA is hereby authorized to adopt and implement such policies.

4. The President and Chief Executive Officer is authorized to submit AHA's FY 2019 MTW Annual Plan and such other required documents, certifications or forms to HUD with such changes, additions, corrections or amendments as she shall deem necessary or appropriate or as may be required by HUD.

5. The President and Chief Executive Officer and any person or persons designated and authorized to so act by the President and Chief Executive Officer are hereby authorized to implement the projects, activities, initiatives and any policy changes set forth in the FY 2019 MTW Annual Plan.

FY 2019 MTW PLAN

SUMMARY OF STAKEHOLDER/PUBLIC HEARINGS

- We are here to receive your comments on AHA's strategy, policies and priorities
  - ***VISION 2022: Live, Work and Thrive*** Plan
  - Plans to Develop and Preserve Affordable Housing
  - Choice Neighborhoods and Westside Transformation
  - Housing Choice Voucher Mobility and Work Requirements
- Highlights AHA will present include:
  - Real Estate Development Initiatives
  - Acquisitions and Plans with Development Partners
  - Housing Preservation Initiatives
  - Reorganization of Human Development Services

FY 2019 MTW Annual Plan 2

INTRODUCTION

DEFINING OUR VISION

We are now in year two of ***VISION 2022: Live. Work. Thrive. (VISION 2022)***, a comprehensive and strategic plan that renews the organization's focus of being the frontrunner of affordable housing in the City of Atlanta.

FY 2019 MTW Annual Plan 3

OUR MOTTO

OPENING DOORS TO QUALITY LIVING

True to the vision of founders Charles Palmer and John Hope, AHA is:

- Opening doors to quality living for ALL
- Focusing on innovative ways to increase affordable housing options in Atlanta
- Developing quality and innovative communities
- Helping to create opportunities for advancement

FY 2019 MTW Annual Plan 4

THE CHALLENGE

PRESERVING AFFORDABLE HOUSING IN A GROWING MARKET

The City of Atlanta is growing!

According to the U.S. Census Bureau:

- 38th largest city in the U.S.
- Estimated population of 472,522
- Growth of 10.4% between 2010 and 2015

However, as the city rebounds from the recession, growth remains imbalanced across the city; new real estate development largely focuses on luxury housing, and the income gap is widening.

FY 2019 MTW Annual Plan 5

OUR BENEFICIARIES

THE PEOPLE OUR PLAN IMPACTS

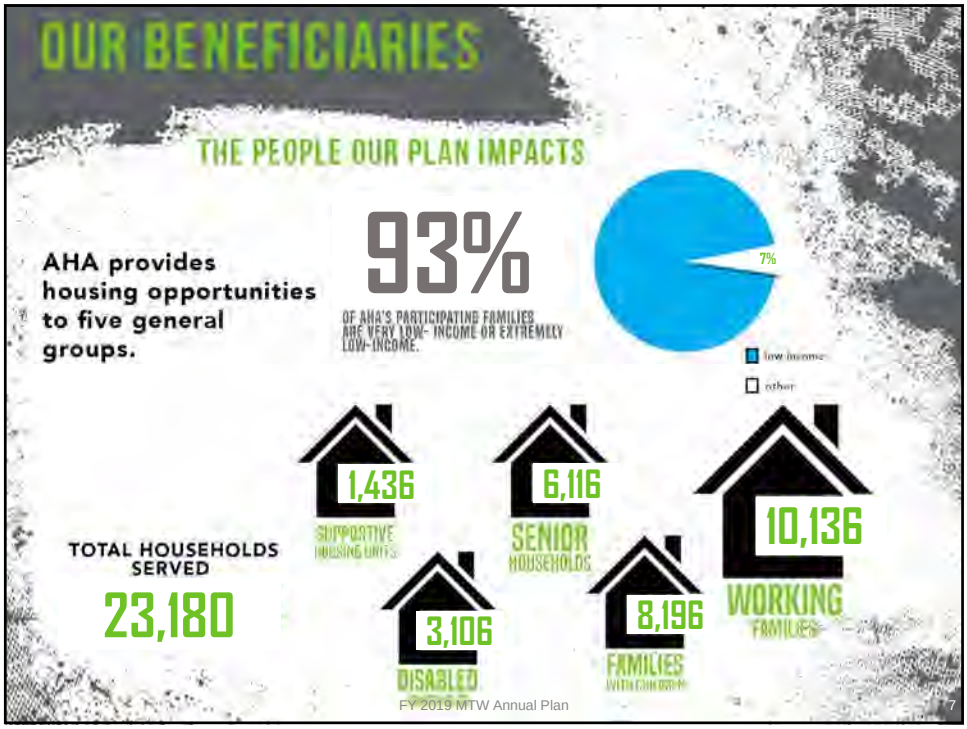
ATLANTA HOUSING AUTHORITY FAMILIES

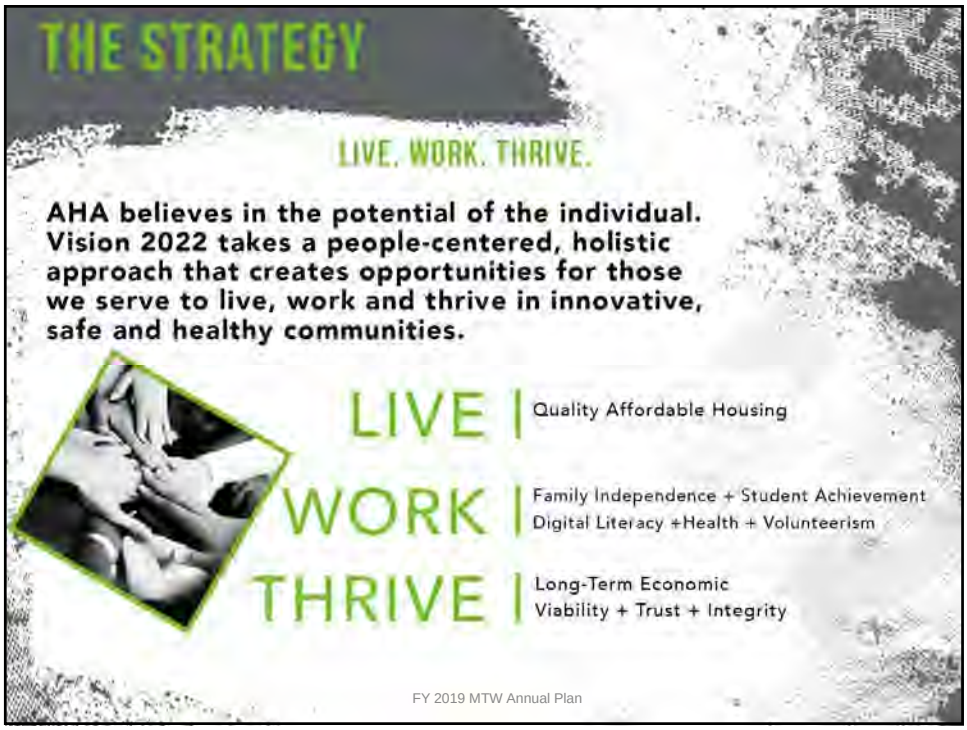
6% Earn $33,750 - $54,000 per year

23% Earn $24,300 - $33,750 per year

71% Earn less than $24,300 per year

FY 2019 MTW Annual Plan 6


OUR BENEFICIARIES
THE PEOPLE OUR PLAN IMPACTS
AHA provides housing opportunities to five general groups.
93%
OF AHA'S PARTICIPATING FAMILIES ARE VERY LOW- INCOME OR EXTREMELY LOW-INCOME.
7%
low income
other
1,436
SUPPORTIVE HOUSING UNITS
6,116
SENIOR HOUSEHOLDS
10,136
WORKING FAMILIES
8,196
FAMILIES
3,106
DISABLED
TOTAL HOUSEHOLDS SERVED
23,180
FY 2019 MTW Annual Plan
7


THE STRATEGY
LIVE. WORK. THRIVE.
AHA believes in the potential of the individual. Vision 2022 takes a people-centered, holistic approach that creates opportunities for those we serve to live, work and thrive in innovative, safe and healthy communities.
LIVE
Quality Affordable Housing
WORK
Family Independence + Student Achievement
Digital Literacy +Health + Volunteerism
THRIVE
Long-Term Economic
Viability + Trust + Integrity
FY 2019 MTW Annual Plan

STRATEGY 1.
LIVE.
BETTER LIVING
IS THE GATEWAY TO A
BETTER LIFE.
FY 2019 MTW Annual Plan
9

CREATING MODERN, DISTINCTIVE, QUALITY COMMUNITIES
LIVE.
AHA will redefine its approach to affordable housing development to emphasize community development alongside the creation of innovative live-work-thrive spaces that feature:
• Amenities (grocery stores, doctors' offices)
• Public Infrastructure (public transportation, storm water management systems, etc.)
• Environmental Sustainability
• Proximity to Commercial Centers and Jobs
• Public Safety
• Quality Schools/Education
• Parks/Greenspace
FY 2019 MTW Annual Plan
10

HERNDON SQUARE

ATLANTA, GA
(former Herndon Homes)

HERNDON SQUARE

LIVE.

DEVELOPER	Hunt Companies Inc. and Oakwood Development Group
OWNER	Atlanta Housing Authority
USES	Residential (approximately 700 units) • 563 rental/home-ownership units (with affordable housing) • 105 senior housing units Institutional/Community • A new health and wellness center and S.T.E.A.M. center Commercial • Retail – including a grocery store
DATE	Phase 1– Herndon Senior (105 affordable units) Construction start Fall 2018
TRANSACTION TYPE	Mixed-use, mixed-income urban redevelopment
COST	$150 M total development cost

Redevelopment of Herndon Homes as a "walkable" and vibrant mixed-use district to support a broader neighborhood transformation

FY 2019 MTW PLAN

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Herndon Square

- Advance the development of the Herndon development and implement activities associated with remediation, public improvements, submission of a 9% Low Income Housing Tax Credit or a 4% tax-exempt bond application(s), and the mixed-finance closing of the senior housing phase and a mixed-use multifamily rental phase.
- Implementation of activities associated with the development of an on-site health and wellness center as part of the senior housing development and an on-site STEAM (Science, Technology Engineering, Arts and Mathematics) education-focused community center.
- Implementation of activities associated with the creation of an Innovation District through Smart Cities Technology and Community Planning.

ENGLEWOOD MANOR

ATLANTA, GA

LIVE.

OWNER	Atlanta Housing Authority
DEVELOPER	The Michaels Development Group & The Benoit Group
USES	Residential • Plans to include mixed-use multifamily housing with lower-density housing (single family, townhomes, duplexes) to complement surrounding Chosewood community Commercial/Retail/Civic
DATE	Master Planning: Spring 2018 Infrastructure Development: Summer 2018 Housing Development: 2019
TRANSACTION TYPE	Mixed-use, mixed-income urban redevelopment
SIZE	26 Acres – Englewood Manor 20 Acres – Englewood North (acquired land)

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Englewood Manor

- Advance the development of the approximate 26-acre Englewood Manor site and the approximate 20 acres of land acquired, or to be acquired, from the City of Atlanta ("Englewood North").
- Continue work with the Atlanta BeltLine and other key area landowners to align area development.
- Continue activities on land acquired (or to be acquired) from the City of Atlanta that includes 360, 1110 and 1111 Hill Street and 0 Englewood Avenue.
- Development and installation of a district-wide infrastructure plan to include streets, greenspace, and storm water management.

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CIVIC CENTER

ATLANTA, GA

LIVE.

DEVELOPER	Weingarten Realty and other developers TBD
OWNER	Atlanta Housing Authority
USES	Residential • Overall goal for the site is a minimum of 30% affordable housing • Estimated 420 units to be developed by AHA, of which a minimum of 250 units would be affordable to low-income households Commercial/Retail/Civic
DATE	AHA acquisition of land closed November 2017; community and public outreach process commenced December 2017
TRANSACTION TYPE	Mixed-use, mixed-income urban redevelopment
COST	Estimated +$300 M total development cost

FY 2019 MTW PLAN

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CIVIC CENTER

- AHA is preparing plans to develop low-income housing with workforce and market-rate units in a mixed-use community.
- Advance development with Weingarten; AHA may add additional component developers.
- AHA will continue planning the development of this site with the assistance of a development consultant and site planning firm. It is contemplated that this planning process will result in solicitations for multiple commercial and residential developers, including developers that will partner with AHA to develop the low-income housing.

LIVE.

CHOICE NEIGHBORHOODS

ATLANTA, GA

OWNER	Atlanta Housing Authority
DEVELOPER	MBS-Integral UCNI, LLC
GOALS	Housing – Scholars Landing (Redevelopment of Former University Homes) (588 units total) • Independent Senior Living (100 units) • Senior Assisted Living (60 units) • Multifamily Residential (395 units) • For-Sale Townhomes (33 Townhomes) Community Building + Offices (adaptive re-use)
DATE	Multifamily (135 units) closing scheduled for Spring 2018
TRANSACTION TYPE	Mixed-use, mixed-income urban redevelopment
SIZE	• $30 million Implementation Grant from HUD, plus $400 million in leverage commitments

FY 2019 MTW PLAN

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CHOICE NEIGHBORHOODS

- Closing of Ashley I by a member of the development partnership known as the **Housing Implementation Entity** (HIE).
- Advance the development of Ashley II by a member of the HIE.
- Pursue identification, acquisition and redevelopment of land parcels within the University Choice Neighborhood plan area to advance the development of off-site, mixed-use, mixed-income housing with activities: this may include offsite housing development and relocation of replacement units.
- Acquisition of blighted properties in support of neighborhood stabilization. Properties include blighted and demolished single family lots.
- Partner with off-site developers for development within the Choice Neighborhood boundaries utilizing HomeFlex subsidy for affordable replacement units.

OFFERINGS | CHOICE ATLANTA- A RETURN TO COMMUNITY

LIVE.

CHOICE NEIGHBORHOODS is an initiative funded by a grant from the U.S. Department of Housing and Urban Development (HUD) focused on:

People. Neighborhood. Housing.

Using the $30 million Choice Grant, the former University Homes site is being redeveloped to create 588 homes*: **455 mixed-income rental units** (229 of which will be affordable); and **33 homes for purchase**, 7 of which will be affordable **plus 100 units previously developed at the Veranda at Scholars Landing**. In partnership with the City of Atlanta AHA is focused on also revitalizing the three surrounding neighborhoods in the city's Westside: **Vine City**, **Ashview Heights**, and the **Atlanta University Center** neighborhood, collectively known as the **University Choice Neighborhood**

Choice Atlanta

*Note: development includes 488 Choice Neighborhood units plus 100 previously-developed units at The Veranda at Scholars Landing

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CHOICE ACCOMPLISHMENTS
TO DATE

LIVE.

Housing	Neighborhood	People
HUD approved- Scholars Landing Housing Plan • 488 Total Units* • 229 Rental – Replacement • 24 Rental – LIHTC • 78 Rental – Workforce (80-120% of AMI) • 124 Rental – Market Rate • 33 Homeownership **HUD approved- Oasis Personal Care Home Unit Conversion** • Converts 12 units to market-rate • Improve financial viability at facility • 48 affordable; 12 market-rate	**HUD approved – Neighborhood Plan** • Cops on the Block - 6 parcels sold at discount to produce 5 officer homes • $500k Quest II (WestSide Works) Investment • $500k Harland Boys and Girls New Club Investment • CollegeTown 3-acre Urban Farm established • Five *Return to Community* Farmers Markets exposed 563 attendees and 74 Former University Homes (FUH) residents to local farmers and service providers	**HUD approved – People Plan** • 293 (75%) Former University Homes Residents (FUH) in case management • 269 FUH residents have health insurance • 237 FUH residents have a medical home • Sponsored job fair resulted in 59 hires • $40,000 in scholarships awarded to 21 youth • $92,575 in microgrants awarded to 21 grantees

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CHOICE LEVERAGE COMMITMENTS

LIVE.

$100 MILLION SECURED LEVERAGE (25% OF GOAL)

Housing	Neighborhood	People
Integral - $9,603,217 Home Depot - $450,000 AHA - $4,605,711	City of Atlanta - $11,066,057 Invest Atlanta - $21,824,213 BrockBuilt - $3,595,497 Boys and Girls Clubs - $583,447 Spelman College - $20,136,697	• Atlanta Food Bank - $1,049,558 • Atlanta Public Schools - $22,230,483 • WorkSource Atlanta - $52,725 • Blank Foundation - $1,335,162 • Boys & Girls Clubs - $134,000 • Communities in Schools - $393,911 • Families First, $2,244 • Literacy Action – $350.00 • Morehouse School of Medicine $410,944 • National CARES $855,294 • Spelman College - $75,583 • United Way -$1,405,219 • Urban League - $1,093,764 • AHA - $753,033

FY 2019 MTW Annual Plan 21

CHOICE NEIGHBORHOODS ATLANTA

LIVE.

Housing

- **Scholars Landing** – 588 units on and off-site will be developed to replace University Homes located in the middle of Atlanta University community. (**Note:** development includes 488 Choice Neighborhood units plus 100 previously-developed units at The Veranda at Scholars Landing).
- AHA will close on 135 units at **Ashley I.**
- Acquisition of **vacant lots and dilapidated homes** in Choice Neighborhoods target areas to stabilize neighborhood and market values.
- **Rental and owner-owner-occupied housing** will be developed.
- **Land Swap** - Explore and implement land swaps, dispositions and other acquisition opportunities within the Choice Neighborhoods plan area to advance development.

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CHOICE NEIGHBORHOODS ATLANTA

LIVE.

Neighborhood

- **Land Acquisition to Support Neighborhood Stabilization.** AHA, Invest Atlanta or its partners will acquire land for the development of new mixed-use, mixed-income rental, and for-sale housing, neighborhood development, and/or future greenspace/urban agriculture.
- **Acquisitions.** AHA will purchase up to 45 vacant or dilapidated properties for the development of affordable and workforce rental or for-sale housing that may be part of a mixed-income and/or mixed-use development.
- **Owner-Occupied Rehabilitation Program.** Implement an owner-occupied rehabilitation program to assist low-income homeowners with making façade improvements and critical home repairs.
- **Video Surveillance Camera/Tag Readers.** Install cameras and tag readers to enhance public safety.
- **Place-making Enhancements.** Install aesthetically pleasing flower planters and landscaping, including edible plants, artwork, and other enhancements to improve neighborhood corridors and routes to school.

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CHOICE NEIGHBORHOODS ATLANTA

LIVE.

Neighborhood (Continued)

- **Roosevelt Hall.** Continuation of activities to support the adaptive reuse of the historic Roosevelt Administration Building by a member of the Housing Implementation Entity, or the procurement of a new development partner.
- **Blighted Property Removal.** In partnership with the City of Atlanta Police Department Code Enforcement, AHA will provide funding to support demolition of vacant structures to stabilize and improve neighborhood conditions.
- **Community Facilities.** Support the development of community facilities to serve the UCN to include the redevelopment of the Harland Boys and Girls Club in Ashview Heights.
- **Urban Agriculture.** Support the addition of greenspace, community gardens, urban farms and a farmer's market; establishment of healthy living/farming demonstration programs; an urban agriculture masterplan and working group activities to support improving the local food economy and food security.
- **Historic Preservation and Recognition.** Will implement measures to preserve historically significant structures and develop commemorative projects and install markers that will identify and highlight the UCN's rich civil rights and cultural history.
- **Public Safety.** Implement projects and activities that enhance safety within the UCN to include: neighborhood clean-up; safe route to school initiatives; neighborhood watch; and Crime Prevention through Environmental Design (CPTED) projects.

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CHOICE NEIGHBORHOODS
ATLANTA

LIVE.

People

- Work with partners to leverage resources that support families.
- Continue case management and people-development support with education, health and workforce programming.
- Continue to support community and stakeholder engagement to build capacity, including but not limited to micro-grants and scholarships.

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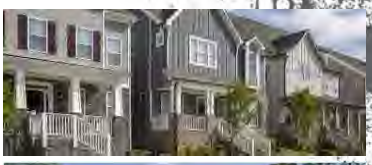
WEST HIGHLANDS
ATLANTA, GA
Former Perry Homes

LIVE.

DEVELOPER	Perry Homes Redevelopment, LLC • Columbia Residential (Multi-family) • Brock Built (For-sale)
OWNER/ LOCATION	Atlanta Housing Authority Perry Boulevard, NW Atlanta, Council District 9
USES	Residential (700 rental/786 for-sale) • 568 multi-family rental units (310 affordable units) • 132 affordable senior housing units • 786 for-sale (318 closed, 87 affordable) Institutional/Community • Westside Atlanta Charter School • Herman E. Perry Park Commercial • Retail – potential future
TIMELINE	All rental complete. Homeownership to be complete 2022
TRANSAC-TION TYPE	Mixed-use, mixed-income redevelopment
COST	Over $250MM to date



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WEST HIGHLANDS

- Continue redevelopment in partnership with selected development partner.
- Explore potential land swaps and dispositions of land, including for-sale homes, neighborhood-serving retail.
- Potential disposition of land to the West Highlands Homeowners Association for non-housing purposes and to the City of Atlanta for greenspace and public streets.
- Complete disposition/land donation of ~7 acres to Atlanta Public Schools (APS) for a permanent site for Westside Atlanta Charter School.
- Procure a development partner for 200 Perry Boulevard and 1125 and 1127 Johnson Road.

OFFERINGS | MIXED COMMUNITIES—AMENITY-RICH ENVIRONMENTS

MIXED COMMUNITIES are rich in amenities with access to good schools, quality shopping and more. Each of the sites listed below has been developed as mixed-income projects, incorporating over 4,000 affordable housing units into quality communities.

LIVE.

Ashley Auburn Pointe I
Ashley Auburn Pointe II
Ashley CollegeTown I
Ashley CollegeTown II
Ashley Courts at Cascade I
Ashley Courts at Cascade II
Ashley Courts at Cascade III
Ashley Terrace at West End
Atrium at CollegeTown
Capitol Gateway I
Capitol Gateway II
Centennial Place I
Centennial Place II
Centennial Place III
Centennial Place IV
Columbia Commons
Columbia Creste
Columbia Estate
Columbia Grove
Columbia Park Citi
Columbia Heritage
Columbia High Point (Senior)
Columbia Mechanicsville Apartments
Columbia Senior Residence at Mechanicsville
Columbia Senior Residence at MLK
Columbia Tower at MLK
Village Gardens at CollegeTown
Magnolia Park I
Magnolia Park II
Mechanicsville Crossing
Mechanicsville Station
Parkside at Mechanicsville
Piedmont Senior Tower
Tenth & Juniper
Veranda at Auburn Pointe
Veranda at Auburn Pointe II
Veranda at Auburn Pointe III
Veranda at Carver
Villages at Castleberry Hill I
Villages at Castleberry Hill II
Villages at East Lake I
Villages at East Lake II
Veranda at CollegeTown
Veranda at Scholars Landing
Villages at Carver I
Villages at Carver II
Villages at Carver III
Villages at Carver V

FY 2019 MTW PLAN

MIXED COMMUNITIES

AUBURN POINTE

**Undeveloped land associated with this community is the subject of ongoing litigation.*

- Continue redevelopment of the site.
- Explore potential land swaps, acquisitions and dispositions of land for redevelopment purposes and to stabilize the community.
- Explore adaptive re-use or disposition for revitalization purposes or community benefits of the historic structure at 20 Hilliard Street.

FY 2019 MTW Annual Plan

FY 2019 MTW PLAN

MIXED COMMUNITIES

CAPITOL GATEWAY

**Undeveloped land associated with this community is the subject of ongoing litigation.*

- Continue redevelopment of the site.
- Explore potential land swaps, acquisitions and dispositions of land for redevelopment purposes, including potential land swap or sale of a portion of the Capitol Gateway footprint to the City of Atlanta to support the development of a linear park.
- Support the redevelopment of property through the disposition of land (333 Auburn Avenue and the Oakland/Memorial Drive assemblage

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FY 2019 MTW PLAN

MIXED COMMUNITIES

COLLEGETOWN @ WEST END

**Undeveloped land associated with this community is the subject of ongoing litigation.*

- Continue redevelopment of the site.
- Explore potential land swaps, acquisitions and dispositions of land for redevelopment purposes.
- Potential disposition of land for development of an urban garden and educational center.
- Potential disposition of 1.5 acres of land in support of the redevelopment of the Boys and Girls Club.

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FY 2019 MTW PLAN

MIXED COMMUNITIES

CARVER

**Undeveloped land associated with this community is the subject of ongoing litigation.*

- Continue redevelopment of the site.
- Explore potential land swaps, acquisitions and dispositions of land for redevelopment purposes.

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FY 2019 MTW PLAN

MIXED COMMUNITIES

CENTENNIAL PLACE

- Development of vacant parcels:
  - Centennial Place East ("CPE") to be developed as mixed-use, mixed-income
  - Centennial Place North II ("CPN II") as mixed-use residential with an affordable senior housing component
- Advance plans to redevelop Cupola building as adaptive reuse affordable for-sale housing that may include a retail component.

FY 2019 MTW Annual Plan

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MIXED COMMUNITIES

MECHANICSVILLE

- Continue redevelopment of the site.
- Explore potential land swaps, acquisitions and dispositions of land for redevelopment purposes.
- Explore opportunities to further development of additional phases of for-sale housing.

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OFFERINGS | HOMEFLEX-- CONSERVING AFFORDABLE HOUSING IN ATLANTA

LIVE.

Through **HomeFlex** (formerly Project-Based Rental Assistance), partnerships between AHA and private developers increase quality rental options for those we serve. Under HomeFlex, AHA encourages private-sector owners of multifamily developments to reserve a portion of their units of eligible residents.

HomeFlex currently supports **5,139** affordable housing units (on privately-owned land or in privately-owned buildings, and **MIXED Communities**) and is leveraged to create another **1,746** tax credit units.

There are three types of programs:

HomeFlex

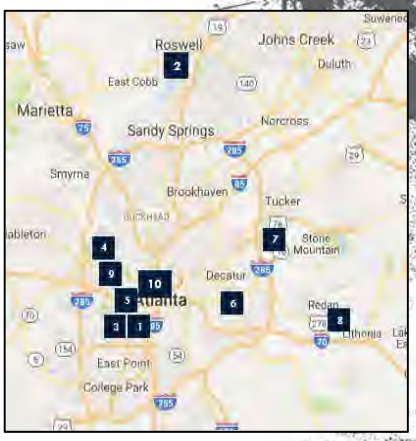
HomeFlex for Seniors

HomeFlex for Supportive Housing

HOMEFLEX – AFFORDABLE HOUSING PRESERVATION AND CREATION

LIVE.

Project Name (Developer)	Units	Timeline
Preservation 1. **Lakewood Christian Manor** (National Church Residences)	Total: 250 HomeFlex: 199	Completed Dec 2017
Creation 2. **Veranda at Groveway** (Integral)	Total: 102 HomeFlex: 74	Complete Feb 2018
3. **Phoenix House** (Project Interconnections/Tapestry)	Total: 69 HomeFlex: 44	Complete Feb 2018
4. **The Remington** (The Benoit Group)	Total: 160 HomeFlex: 160	Complete Mar 2018
5. **Gateway at Capital View** (Prestwick)	Total: 162 HomeFlex: 162	Complete April 2018
6. **Sterling at Candler Village** (The Benoit Group)	Total: 170 HomeFlex: 170	Complete May 2018
7. **Manor at Indian Creek II** (Prestwick)	Total: 75 HomeFlex: 75	Complete Oct 2018
8. **Manor at DeKalb Medical** (Prestwick)	Total: 175 HomeFlex: 175	Complete Mar 2019
9. **Quest Holly Apartments** (Quest CDO)	Total: 40 HomeFlex: 40	Complete Mar 2019
10. **Summerdale Commons II** (Tristar)	Total: 105 HomeFlex: 50	Complete May 2019



FY 2019 MTW PLAN

HOMEFLEX

New HomeFlex Communities and Units Projected for FY 2019

Community	Type	# of New Units
Manor at DeKalb Medical	Senior	175
Quest Holly Apartments	Senior	40
Manor at Indian Creek II	Senior	75
Summerdale Commons II	Family	100

HOUSING PRESERVATION OF OCCUPIED AND VACANT UNITS

LIVE.

SUMMERDALE COMMONS

ATLANTA, GA

OWNER/ DEVELOPER	Summerdale Apartments, LLC – a collaboration between TriStar and Enterprise Community Investment
GOALS	Housing rehabilitation • Phase II: Rehabilitation of occupied units (100 units/50 HomeFlex) in good condition • Phase I Rehabilitation mostly vacant units (144 units/24 HomeFlex) in poor condition
TIMELINE	Phase II: Mar – Sep 2018 Phase I: May – Dec 2018
TRANSACTION TYPE	Housing preservation of previous public housing units. Implement TriStar model for housing
SIZE	• $9.6 million – No AHA capital investment • Allows AHA to add 74 HomeFlex units to households served

BACKGROUND ON ANTI-DISPLACEMENT

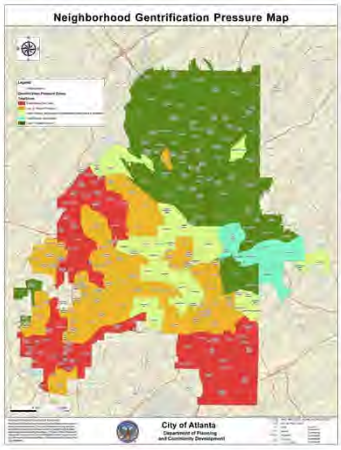
LIVE.

Willie B. Kennedy Apartments, San Francisco

- SF requested a neighborhood preference for 40% of the affordable units at a 98-unit development for low-income seniors.
- HUD rejected the request based on Fair Housing considerations, so SF modified its preference so that it would be provided to residents from census tracts throughout the city that were undergoing gentrification and displacement.
- SF received a waiver from HUD in October 2016.

CITY OF ATLANTA ON ANTI-DISPLACEMENT STUDY

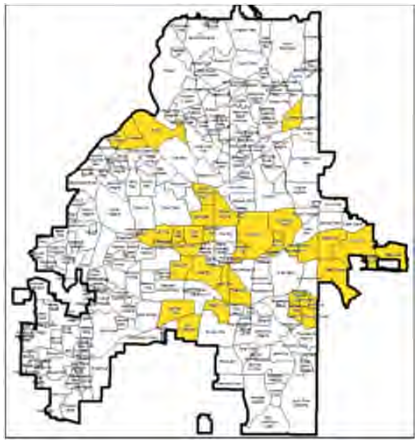
- City of Atlanta Report on "Strategies for Equitable Neighborhood Change."
- City Council commissioned a study on gentrification and displacement on December 5, 2016
- Mayor's Office of Housing engaged in an analysis based on best practices, with feedback from academics, community advocates, and AHA.
- Study employed methodology similar to San Francisco and a previous study on Portland, Oregon.
- Final draft circulated on March 31, 2017.



FY 2019 Draft MTW Annual Plan

AHA ANTI DISPLACEMENT POLICY

- AHA is proactive in taking measures to mitigate the crippling effects of displacement and gentrification.
- AHA will pilot a preference for persons living in census tracts at the greatest risk of displacement at its new developments.
- The areas at risk of displacement are identified in a 2017 City of Atlanta study that will be updated bi-annually.
- AHA plans to implement the preference at the first available opportunity, beginning with a pilot program to test implementation before applying it on a larger scale.



**Yellow tracts are those qualifying for preference*

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OFFERINGS | HOUSING CHOICE VOUCHER PROGRAM— EXTENDING THE POWER OF CHOICE

LIVE.

The Housing Choice Voucher Program (HCVP) provides over 10,000 families with the means to obtain affordale housing by putting the power of choice in their hands.

AHA will continue to enhance HCVP to ensure that privately-owned housing options are available in the City of Atlanta. Initiatives include:

- Technology Enhancements for Landlords
- Clearer Rent Determination Process
- Landlord Referral Program
- White-Glove Account Management Services
- Landlord Protections
- 5-Star Tenant Program
- Energy Efficiency Incentives

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BUSINESS MARKETING = BUSINESS BUILDING

THRIVE.

FY 2019 MTW Annual Plan

OFFERINGS | HAVEN -- HELPING PEOPLE GET ON THEIR FEET

LIVE.

AHA supports over 1,900 HAVEN families in the following programs:

- Family Unification Program
- Veterans Affairs Supportive Housing
- FLOW (Pilot)
- Home Again (Pilot)
- Georgia Housing Voucher Program Conversion
- Next Step Youth Self-Sufficiency Program
- Housing First Voucher (Pilot)
- Special Voucher for Homeless Students

And HomeFlex for Supportive Housing in the following communities:

- Adamsville Green
- Park Commons
- Pavilion Place
- Columbia at Sylvan Hills
- Commons at Imperial Hotel
- Columbia Tower at MLK Village
- Gardens at CollegeTown
- First Step/Donnelly Courts
- Oasis at Scholars Landing
- Odyssey Villas
- O'Hern House
- Quest Village III
- Seven Courts
- Summit Trail
- Villas of H.O.P.E.
- Welcome House

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OFFERINGS | HAVEN -- HELPING PEOPLE GET ON THEIR FEET

LIVE.

AHA plans to issue a Notice of Funding Availability competitive procurement for HAVEN supportive housing in collaboration with the City of Atlanta and the United Way of Greater Atlanta.

AHA has moved to a HAVEN waitlist based on Coordinated Entry, a proven national model for successfully transitioning and housing at-risk families.

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OFFERINGS | AHA-OWNED COMMUNITIES

LIVE.

AHA is preserving 1,793 rental units in its AHA-Owned Communities which house seniors and disabled adults and two small family communities.

In FY 2019, AHA will continue implementing HUD's "Smoke-Free" Rule at its properties.

- **Barge Road Highrise**
- **Cheshire Bridge Road Highrise**
- **Cosby Spear Highrise**
- **East Lake Highrise**
- **Georgia Avenue Highrise**
- **Marian Road Highrise**
- **Marietta Road Highrise**
- **Martin Street Plaza**
- **Peachtree Road Highrise**
- **Westminster**
- **Hightower Manor Highrise**

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RENTAL ASSISTANCE DEMONSTRATION (RAD)
PRESERVING PUBLIC HOUSING

LIVE.

What is RAD?

- Program created by HUD in 2012 to recapitalize and rehabilitate public housing units
- Enables conversion of public housing properties into Section 8 project-based vouchers or project-based rental assistance
- Section 8 funding stream allows housing authority to secure debt and equity to make repairs and build reserves
- Eliminates uncertainty of funding related to Congressional appropriations

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HOUSING PRESERVATION

LIVE.

UNITS	149 Unit Senior High Rise
LOCATION	Midtown
DEVELOPER	Columbia Residential
DATE	Reopening January 2018

UNITS	208 Unit Senior High Rise
LOCATION	Buckhead
DEVELOPER	The Michaels Organization
DATE	Groundbreaking December 2017

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RAD
AFFORDABLE HOUSING PRESERVATION

LIVE.

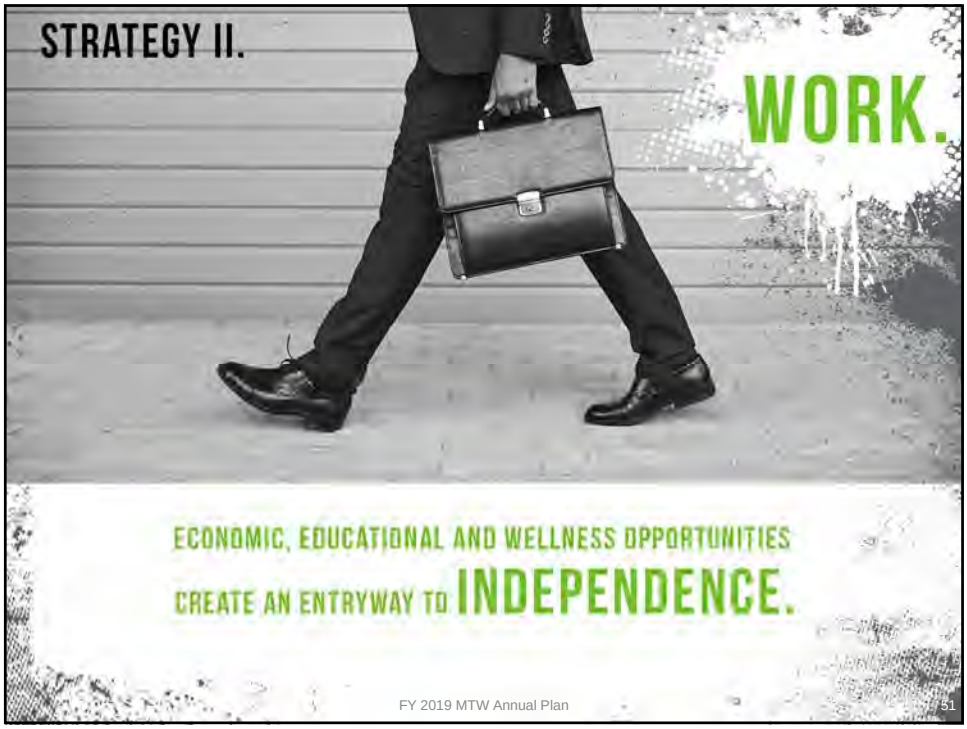
The following AHA-owned properties received the RAD CHAP on 1/16/18 and will close and begin rehab in the next 12-18 months.

Project Name (Developer)	Units
1. **Cosby Spear Highrise** (Columbia)	282
2. **East Lake Highrise** (Columbia)	149
3. **Hightower Manor Highrise** (Columbia)	129
4. **Barge Rd. Highrise** (Michaels)	129
5. **Peachtree Rd. Highrise** (Michaels)	196
6. **Marietta Rd. Highrise** (Michaels)	129

OFFERINGS | DOWNPAYMENT ASSISTANCE --- MAKING THE AMERICAN DREAM A REALITY

LIVE.

AHA's Down Payment Assistance (DPA) Homeownership Program has provided more than 550 eligible first-time homebuyers with financial assistance to purchase homes throughout the city of Atlanta.



FY 2019 MTW PLAN

FY 2019 FOCUS

Expand economic, educational and wellness opportunities through community partnerships and support services.

AHA will implement an outcome-focused Service Delivery model guided by the following principles:

- **RESPONSIVE –** Residents will receive timely and appropriate services that support their ability to progress toward self-sufficiency.
- **EFFICIENT –** Staff and Service providers will ensure that all residents have an opportunity to develop and reach their full potential by implementing defined, consistent service provision practices that will generate greater effectiveness and system value.
- **IMPACTFUL –** Services will be monitored and evaluated regularly to assess performance, analyze the impact of our investments and identify new innovations that are areas of opportunity.

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FY 2019 KEY PRIORITIES

WORK.

***WORK*: Creating an Entryway to Independence**

1. Work and Planning to Increase Self-Sufficiency in Areas of Opportunity
2. Human Development Services Reorganization
3. Family Independence, Workforce Development, Student Achievement, Health & Volunteerism

See draft FY2019 MTW Annual Plan for details.

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FOCUS AREA 1
FAMILY INDEPENDENCE

WORK.

AHA will continue to support our working families with innovative programs that focus on economic advancement.

Working Families By The Numbers - Unique to the AHA, this program sets a work requirement for non-elderly and nondisabled adults.

99% compliance in **HomeFlex** Communities
97% compliance in **MIXED** Communities
65% compliance in **Housing Choice**
83% compliance in **AHA-Owned** Communities

FY 2019 MTW Annual Plan

FOCUS AREA 2
STUDENT ACHIEVEMENT

WORK.

Since 2003, AHA has awarded over **$530,000** in scholarships to **138** deserving students through the Atlanta Community Scholars Award **(ACSA)** and the University Choice Neighborhoods Scholarship **(UCNS)**.

AHA will increase its investments in student achievement through:

- Additional scholarship investments
- Internship program development
- Targeted partnerships with Atlanta Public Schools
- Innovative after-school, tutoring and summer transitional programs

ATLANTA COMMUNITY SCHOLARS AWARDS

WORK.

- AHA has awarded over **$530,000** in scholarships to AHA assisted families
- Scholarships are **funded through AHA employee donations** and licensing fees
- Additional awards are made through the **University Choice Neighborhood Initiative**

FOCUS AREA 3.
DIGITAL LITERACY/CONNECTIVITY

WORK.

AHA is a proud participant of HUD's ConnectHome program, a public-private collaboration to narrow the digital divide for families with school-age children who live in HUD-assisted housing.

In our continued efforts to prepare and equip AHA-assisted families for the technology age, AHA will enter into strategic partnerships to provide:

- Basic digital literacy training programs for youth, adults and our seniors
- No- and low-cost Internet connectivity programs
- Free S.T.E.M. programs for school-age children

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AHA AND COMCAST PARTNERSHIP

WORK.

- Press Announcement on **October 4, 2017 @ Cosby Spear**
- **Expansion of Internet Essentials** to seniors in metropolitan Atlanta counties
- **Digital Literacy Training** made available to seniors at AHA high-rise communities
- Comcast is **providing computers** to AHA's ACSA and Choice Scholarship recipients

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FOCUS AREA 4.
HEALTH AND WELLNESS
WORK.
AHA's signature health and wellness program, Aging Well encourages and empowers older adults to actively age in place and control decisions that affect their lives and the aging process.
Designed to address the "Seven Dimensions of Whole Person Wellness"
this program will be expanded to promote a healthy lifestyle through physical environment, activities and events, and supports services for ALL.
FY 2019 MTW Annual Plan
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FOCUS AREA 5.
SERVICE THROUGH VOLUNTEERISM
WORK.
AHA CARES is a volunteer program organized to allow AHA staff, family and friends an opportunity to participate in corporate-sponsored volunteer projects to impact the community and support entities such as schools, nonprofits and community development organizations.
Pictured above: AHA volunteers with students at a local school.
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FY 2019 KEY PRIORITIES

THRIVE.

***THRIVE*: Keeping Our Finances in Check**

1. Leveraging co-investments to build and preserve low-income housing
2. Enhancing AHA's New Paradigm to ensure measured and timely development
3. Examining tools such as self-development and local blended subsidy programs
4. Developing a robust Small Business and Section 3 Program

See draft FY2019 MTW Annual Plan for details.

FY 2019 MTW Annual Plan

APPROVED CO-INVESTMENTS

LIVE.

ATLANTA BELTLINE	CO-INVESTMENT FUND	WESTSIDE ACQUISITIONS
$30,000,000 in MTW reserves for single-family and multi-family acquisitions, developments and related improvements and amenities within the BeltLine Redevelopment Area.	**$60,000,000 in MTW reserves** over to invest in affordable housing creation and preservation; AHA to support Mayor Lance Bottoms commitment to investing $1 billion in affordable housing.	**$15,000,000 toward single-family and multi-family investments**, loans, acquisitions, developments, and related improvements and amenities within the Westside Neighborhood.

FY 2019 MTW Annual Plan 63

BELTLINE PARTNERSHIP

LIVE.

890 MEMORIAL

UNITS	116 units – 98 affordable
LOCATION	Memorial Drive, SE
DEVELOPER	Rea Ventures
TIMELINE	Acquisition closing Summer 2018
Estimated Cost	$1 million acquisition; development agreement under negotiation 2018

ENGLEWOOD FRAMEWORK

UNITS	Phase 1 – 345 units with 172 affordable units Phase 2 – 295 units with 118 affordable units
LOCATION	Chosewood Park
DEVELOPER	The Benoit Group and Michaels Organization (subject to board approval)
TIMELINE	Infrastructure/site development – 2018-2019; Development – 2020-2025
Estimated Cost	$250,000 for framework plan

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TOOL: SELF-DEVELOPMENT ENTITY

THRIVE.

AHA will examine ways to sponsor the creation of a development affiliate to increase Atlanta's affordable housing and mixed-use development and preservation efforts.

A self-sponsored development affiliate will allow AHA to maximize the financial, socio-economic and environmental return to the agency and its stakeholders.

FY 2019 MTW Annual Plan 65

TOOL: SMALL BUSINESS AND SECTION 3

THRIVE.

AHA is dedicated to creating opportunities for small businesses and our participants to thrive. AHA will seek to validate this effort through a series of programs and outreach efforts.
FY 2019 initiatives include:

- **Creation of a Section 3 training fund**
- **Enhanced contracting requirements and compliance**
- **Expanded workshops, seminars, and networking opportunities**

FY 2019 MTW Annual Plan 66

MBE / WBE / SECTION 3

THRIVE.

AHA is utilizing MBE & WBEs on **44.5%** of its contracts

Property Managers **35%**

Developers **23%**

Organization	Spend	MBE	WBE
AHA (7/12-6/15)	$32MM	+11.4%	+1.5%
PMDs (7/13-6/15)	$15MM	-12.7%	-11.3%
Developers (7/11-6/15)	$16MM	-23.7%	-7.2%

FY 2019 MTW Annual Plan

TOOL: SMALL BUSINESS AND SECTION 3

THRIVE.

Keen Independent Research completed a disparity study for AHA in 2017. As a result of the study, AHA will have the following aspirational goals for all vendors, contracts, developers and property management developers to ensure compliance with HUD's Section 3 Goals.

Overall minimum participation of **35%** by Section 3 companies/SBE/MBE/WBE

Development opportunities, at least **20%** participation (which may be adjusted to include non-profits).

FY 2019 MTW Annual Plan

TOOL: AHA MEASUREMENTS OF SUCCESS

We have established key performance indicators to measure the success of our flagship programs (as of 12/31/17):

THRIVE

Number of Families Served = 23,180

Number of New Affordable Units Brought Onto an AHA Program = 652

Number of New Homeownership - DPA Opportunities Created = 66

Dollars Invested and Leveraged in New Real Estate Developments in Modern, Quality, Mixed-Income Communities = $32.4 mil

Number of Veterans Housed/Served = 232

Number of Senior Adults Housed/Served = 6,791

Number of Homeless/At-Risk Families Housed/Served Through Supportive Housing = 2,100

Dollars Invested in Education and Education Initiatives = 476,400

Number of Families Successfully Transitioned From an AHA Program Paying 100 % of Their Own Housing Costs = 63

Number of Families Compliant With AHA's Work Requirement = 5,706

FY 2019 MTW Annual Plan

ATLANTA HOUSING

LIVE • WORK • THRIVE

FY 2019 MTW Annual Plan

FY 2019 MTW PLAN

PUBLIC COMMENT PERIOD

February 20 – March 22, 2018

Provide comments via the following:

www.atlantahousing.org

strategy@atlantahousing.org

MTW Plan Message Line: 404-817-7458

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THANK YOU

EXHIBIT OPS-1-B

OMB Control Number: 2577-0216
Expiration Date: 01/31/2021

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING

Annual Moving to Work Plan Certifications of Compliance

Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan*

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (**07/01/2018**), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

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

(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.

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

(6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.

(7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

(9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

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

(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

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

(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

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

(15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

(16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

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

(18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

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

(20) The MTW PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 200.

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

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

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

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

_____	_____
NAME OF AUTHORIZED OFFICIAL	***TITLE***
_____	_____
SIGNATURE	***DATE***

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

CERTIFICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGARDING THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA'S FY 2019 MOVING TO WORK ANNUAL PLAN

On behalf of The Housing Authority of the City of Atlanta, Georgia ("AHA"), and in accordance with AHA's Amended and Restated Moving to Work ("MTW") Agreement, effective as of November 13, 2008, as further amended by that certain Second Amendment to the Moving to Work Agreement, effective as of January 16, 2009; and as extended by Congress to June 30, 2028 under the same terms and conditions and confirmed by the U.S. Department of Housing and Urban Development (HUD) on April 14, 2016 (MTW Agreement), I hereby certify that AHA's FY 2019 MTW Annual Plan meets the substantive information reporting requirements of the Paperwork Reduction Act for the MTW Demonstration Program and HUD Form 50900 (OMB Control Number 2577-0216).

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

By: Catherine V. Buell

Name: Catherine V. Buell

Title: President and CEO

Date: March 28, 2018

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING

Annual Moving to Work Plan Certifications of Compliance

Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan*

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (**07/01/2018**), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

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

(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.

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

(6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.

(7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

(9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

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(16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

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

(18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

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

(20) The MTW PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 200.

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

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

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

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

Christopher Edwards	Chair
NAME OF AUTHORIZED OFFICIAL	***TITLE***
	March 28, 2018
SIGNATURE	***DATE***

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

Certifications of Consistency with the Consolidated Plan and Analysis of Implementation to Fair Housing Choice

I certify that the Atlanta Housing Authority Moving to Work Annual Plan for the Fiscal Year 2019 is consistent with the City of Atlanta's Consolidated Plan (2015-2019). In particular, AHA's MTW FY2019 Annual Plan supports the City of Atlanta's Rehabilitation and Infill Housing, Cost-Burdened and Affordable Housing Needs, Special Needs Housing, Elderly Housing as well as other areas of the Consolidated Plan. I further certify that an Analysis of Impediments to Fair Housing Choice has been completed.

Applicant Name:	The Housing Authority of the City of Atlanta, Georgia
Project Name:	Moving to Work Annual Plan for Fiscal Year 2019
Location of the Project:	City of Atlanta, Georgia
Federal Program:	Moving to Work Demonstration
Certifying Jurisdiction:	City of Atlanta
Certifying Official:	Eugene T. Kirschbaum
Title:	Director, Grants Management
Signature:	
Date:	March 21, 2018

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

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

Program/Activity Receiving Federal Grant Funding

Moving to Work Demonstration Program

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

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

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

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

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

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

Name of Authorized Official	Title
Catherine V. Buell	President and CEO
Signature	**Date (mm/dd/yyyy)**
Catherine V. Buell	04.06.18

Previous edition is obsolete **form HUD 50071** (01/14)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

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

Program/Activity Receiving Federal Grant Funding

Moving to Work Demonstration Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

See attached listing.

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

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

Name of Authorized Official	Title
Catherine V. Buell	President and CEO
Signature X Catherine V. Buell	Date 04.06.18

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

Attachment, Certification for a Drug-Free Workplace (HUD 50070)
AHA-Owned Land and Facilities (as of March 28, 2018)

Parcel ID	Address	City	State	Zip Code
14-0117-0003-055-2	0 Abbott St	Atlanta	GA	30310
14-0117-0003-017-2	320 Abbott St	Atlanta	GA	30310
15-180-02-025	0 Alston Dr SE	Atlanta	GA	30317
14-0072-0006-094-1	257 Amal Dr	Atlanta	GA	30315
15-210-03-174	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-175	0 R Amanda Street NE - Rear	Atlanta	GA	30307
15-210-03-177	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-178	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-179	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-180	0 Amanda Street NE	Atlanta	GA	30307
17-0225-LL-103-6	1525 Argule Lane NW	Atlanta	GA	30318
14-0072-0002-032-5	0 Arthur J. Langford Rd	Atlanta	GA	30315
14-0116-0003-078-5	0 Ashby St	Atlanta	GA	30314
14-0046-0010-140-9	0 Auburn Ave NE	Atlanta	GA	30303
14-0046-0010-141-7	333 Auburn Ave NE	Atlanta	GA	30303
14-0046-0010-197-9	333 Auburn Ave NE	Atlanta	GA	30303
14-0117-0002-037-1	0 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-038-9	0 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-039-7	0 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-040-5	1047 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-095-9	1059 Baldwin St SW	Atlanta	GA	30310
17-0267-LL-083-9	3476 Bankhead Hwy NW	Atlanta	GA	30331
14-0252-LL-064-3	2440 Barge Rd SW	Atlanta	GA	30331
14-0047-0001-093-0	0 Bedford Pl NE	Atlanta	GA	30303
14-0110-0004-034-3	875 Booker Washington Dr	Atlanta	GA	30314
14-0110-0007-007-6	880 Booker Washington Dr	Atlanta	GA	30314
14-0110-0004-036-8	883 Booker Washington Dr	Atlanta	GA	30314
14-0110-0007-006-8	886 Booker Washington Dr	Atlanta	GA	30314
14-0110-0007-004-3	890 Booker Washington Dr	Atlanta	GA	30314
14-0042-0004-080-9	951 Boulevard SE	Atlanta	GA	30312
14-0051-0009-159-4	0 Butler St	Atlanta	GA	30303
14-0051-0009-160-2	0 Butler St	Atlanta	GA	30303
17-0227-LL-146-3	1964 Carson Drive NW	Atlanta	GA	30318
17-0227-LL-147-1	1968 Carson Drive NW	Atlanta	GA	30318
17-0227-LL-148-9	1974 Carson Drive NW	Atlanta	GA	30318
17-0227-LL-149-7	1978 Carson Drive NW	Atlanta	GA	30318
17-0227-LL-150-5	1982 Carson Drive NW	Atlanta	GA	30318
17-0227-LL-151-3	1986 Carson Drive NW	Atlanta	GA	30318
17-0227-LL-152-1	1990 Carson Drive NW	Atlanta	GA	30318
14-0110-0009-017-3	757 Carter St	Atlanta	GA	30314
14-0110-0009-019-9	765 Carter St	Atlanta	GA	30314
14-0110-0009-018-1	767 Carter St	Atlanta	GA	30314
14-0079-0006-003-5	0 Centennial Olympic Park Dr NW	Atlanta	GA	30313
14-0079-0011-059-0	0 Centennial Olympic Park Dr NW	Atlanta	GA	30313
17-0005-LL-144-6	2170 Cheshire Bridge Rd	Atlanta	GA	30324
17-0227-LL-018-4	0 Clarissa Dr NW	Atlanta	GA	30318
14-0041-0002-035-6	0 Climax St SE	Atlanta	GA	30315
14-0041-0002-052-1	373 Climax St SE	Atlanta	GA	30315
14-0041-0002-029-9	374 Climax St SE	Atlanta	GA	30315

Parcel ID	Address	City	State	Zip Code
14-0041-0002-051-3	379 Climax St SE	Atlanta	GA	30315
14-0041-0002-030-7	380 Climax St SE	Atlanta	GA	30315
14-0041-0002-050-5	385 Climax St SE	Atlanta	GA	30315
14-0041-0002-031-5	388 Climax St SE	Atlanta	GA	30315
14-0041-0002-049-7	393 Climax St SE	Atlanta	GA	30315
14-0041-0002-032-3	394 Climax St SE	Atlanta	GA	30315
14-0041-0002-033-1	400 Climax St SE	Atlanta	GA	30315
14-0041-0002-034-9	406 Climax St SE	Atlanta	GA	30315
14-0041-0002-048-9	407 Climax St SE	Atlanta	GA	30315
14-0041-0002-047-1	411 Climax St SE	Atlanta	GA	30315
14-0041-0002-036-4	412 Climax St SE	Atlanta	GA	30315
14-0041-0002-046-3	417 Climax St SE	Atlanta	GA	30315
14-0041-0002-037-2	418 Climax St SE	Atlanta	GA	30315
14-0041-0002-038-0	424 Climax St SE	Atlanta	GA	30315
14-0041-0002-045-5	425 Climax St SE	Atlanta	GA	30315
14-0041-0002-039-8	430 Climax St SE	Atlanta	GA	30315
14-0041-0002-044-8	431 Climax St SE	Atlanta	GA	30315
14-0041-0002-040-6	436 Climax St SE	Atlanta	GA	30315
14-0041-0002-043-0	437 Climax St SE	Atlanta	GA	30315
14-0041-0002-041-4	442 Climax St SE	Atlanta	GA	30315
14-0041-0002-042-2	443 Climax St SE	Atlanta	GA	30315
14-0085-0013-115-0	330 Crumley St SW	Atlanta	GA	30312
14-0085-0013-088-9	376 Crumley St SW	Atlanta	GA	30312
14-0085-0013-085-5	390 Crumley St SW	Atlanta	GA	30312
14-0085-0013-084-8	394 Crumley St SW	Atlanta	GA	30312
14-0117-0003-061-0	940 Cunningham Pl	Atlanta	GA	30310
14-0081-0001-110-9	0 Curran St NW	Atlanta	GA	30318
14-0081-0004-107-2	0 Curran St NW	Atlanta	GA	30318
14-0041-0002-057-0	0 Dalton St SE	Atlanta	GA	30315
14-0041-0002-053-9	374 Dalton St SE	Atlanta	GA	30315
14-0041-0002-060-4	375 Dalton St SE	Atlanta	GA	30315
14-0041-0002-054-7	380 Dalton St SE	Atlanta	GA	30315
14-0041-0002-059-6	381 Dalton St SE	Atlanta	GA	30315
14-0041-0002-055-4	386 Dalton St SE	Atlanta	GA	30315
14-0041-0002-058-8	387 Dalton St SE	Atlanta	GA	30315
14-0041-0002-056-2	394 Dalton St SE	Atlanta	GA	30315
14-0045-0006-037-4	380 Decatur St SE	Atlanta	GA	30312
15-210-04-123	0 R Dekalb Ave. NE Rear	Atlanta	GA	30307
14-0075-0008-075-5	0 Doane St	Atlanta	GA	30312
17-0227-LL-003-6	590 Dobbs Circle	Atlanta	GA	30318
17-0224-0003-216-3	0 Drew Drive	Atlanta	GA	30318
17-0227-LL-075-4	0 Drew Place	Atlanta	GA	30318
15-180-03-023	380 East Lake Blvd SE	Atlanta	GA	30317
15-180-02-016	421 East Lake Blvd SE	Atlanta	GA	30317
15-180-03-025	457 East Lake Blvd SE	Atlanta	GA	30317
15-180-03-020	460 East Lake Blvd SE	Atlanta	GA	30317
14-0109-0005-076-6	178 Elm St SW	Atlanta	GA	30314
14-0109-0005-075-8	180 Elm St SW	Atlanta	GA	30314
14-0041-LL-011-0	0 Englewood Ave SE	Atlanta	GA	30315
14-0041-LL-013-6	0 Englewood Ave SE	Atlanta	GA	30315
14-0042-0007-002-0	0 Englewood Ave SE	Atlanta	GA	30315

Parcel ID	Address	City	State	Zip Code
14-0041-LL-010-2	505 Englewood Ave SE	Atlanta	GA	30315
14-0041-LL-012-8	505 Englewood Ave SE	Atlanta	GA	30315
14-0109-0005-083-2	0 Fair St SW	Atlanta	GA	30314
14-0084-0005-041-9	605-607 Fair St SW	Atlanta	GA	30314
14-0084-0005-043-5	615 Fair St SW	Atlanta	GA	30314
14-0109-0005-062-6	653 Fair St SW	Atlanta	GA	30314
14-0109-0005-073-3	655 Fair St SW	Atlanta	GA	30314
14-0109-LL-013-5	668 Fair St SW	Atlanta	GA	30314
14-0109-LL-033-3	668 Fair St SW	Atlanta	GA	30314
14-0055-0004-166-0	0 Fern Ave	Atlanta	GA	30315
14-0081-0004-104-9	0 Fifth St	Atlanta	GA	30305
14-0081-0004-105-6	0 Fifth St	Atlanta	GA	30305
14-0075-0001-212-1	610 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-213-9	614 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-214-7	618 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-215-4	622 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-216-2	626 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-217-0	632 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-205-5	633 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-206-3	637 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-218-8	638 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-207-1	639 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-219-6	644 Formwalt Street SW	Atlanta	GA	30312
14-0116-0010-082-8	0 Frank St	Atlanta	GA	30314
14-0116-0010-083-6	0 Frank St	Atlanta	GA	30314
14-0116-0010-084-4	928 Frank St	Atlanta	GA	30314
14-0116-0010-058-8	931 Frank St	Atlanta	GA	30314
14-0116-0010-059-6	937 Frank St	Atlanta	GA	30314
14-0116-0010-081-0	940 Frank St	Atlanta	GA	30314
14-0116-0010-060-4	941 Frank St	Atlanta	GA	30314
14-0116-0010-080-2	944 Frank St	Atlanta	GA	30314
14-0116-0010-061-2	945 Frank St	Atlanta	GA	30314
14-0116-0010-079-4	948 Frank St	Atlanta	GA	30314
14-0116-0010-078-6	952 Frank St	Atlanta	GA	30314
14-0116-0010-077-8	954 Frank St	Atlanta	GA	30314
14-0116-0010-076-0	960 Frank St	Atlanta	GA	30314
14-0116-0010-075-2	964 Frank St	Atlanta	GA	30314
14-0116-0010-074-5	968 Frank St	Atlanta	GA	30314
14-0116-0010-109-9	980 Frank St	Atlanta	GA	30314
14-0085-LL-019-0	0 Fulton St	Atlanta	GA	30312
14-0085-LL-020-8	0 Fulton St	Atlanta	GA	30312
14-0085-LL-021-6	0 Fulton St	Atlanta	GA	30312
14-0054-0003-075-5	0 Georgia Ave	Atlanta	GA	30312
14-0054-0002-082-2	142 Georgia Ave	Atlanta	GA	30312
14-0054-0002-083-0	174 Georgia Ave	Atlanta	GA	30312
14-0085-0013-101-0	0 Glenn St SW	Atlanta	GA	30312
14-0075-0001-211-3	252 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-210-5	256 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-209-7	260 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-208-9	264 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-204-8	270 Glenn Street SW	Atlanta	GA	30312

Parcel ID	Address	City	State	Zip Code
14-0075-0001-203-0	274 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-201-4	282 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-202-2	282 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-200-6	286 Glenn Street SW	Atlanta	GA	30312
14-0085-0013-102-8	1186 Glenn St SW	Atlanta	GA	30312
15-180-03-019	0 Glenwood Ave	Atlanta	GA	30317
15-180-01-008	0 Glenwood Road SE	Atlanta	GA	30317
14-0026-0001-073-7	0 Grange Dr	Atlanta	GA	30315
14-0026-0001-067-9	863 Grange Court	Atlanta	GA	30315
17-0227-LL-166-1	1944 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-167-9	1940 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-168-7	1936 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-169-5	1932 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-170-3	1928 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-171-1	1924 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-172-9	1922 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-173-7	1926 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-174-5	1930 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-175-2	1934 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-176-0	1938 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-177-8	1942 Granite Peak Drive NW	Atlanta	GA	30318
14-0054-0009-089-0	865 Grant Terrace	Atlanta	GA	30315
14-0082-0006-002-2	467 Gray St NW	Atlanta	GA	30318
14-0108-LL-025-0	565 Greensferry Road	Atlanta	GA	30314
14-0108-LL-023-5	600 Greensferry Road	Atlanta	GA	30314
14-0085-0009-083-6	19 Gregg St SW	Atlanta	GA	30312
17-0226-LL-019-3	0 Habershal Dr NW	Atlanta	GA	30318
17-0224-0003-214-8	1575 Habershal Dr NW	Atlanta	GA	30318
14-0007-0013-019-9	1150 Henry Thomas Dr	Atlanta	GA	30315
14-0055-0006-065-2	0 Hill St SE	Atlanta	GA	30312
14-0042-0007-004-6	1110 Hill St SE	Atlanta	GA	30312
14-0045-LL-480-3	0 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-481-1	0 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-482-9	0 Hilliard St SE	Atlanta	GA	30312
14-0046-0010-204-3	15 Hilliard St SE	Atlanta	GA	30312
14-0045-0001-058-5	20 Hilliard St SE	Atlanta	GA	30312
14-0045-0001-059-3	20 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-474-6	109 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-475-3	115 Hilliard St SE	Atlanta	GA	30312
14-0045-0006-036-6	126 Hilliard St SE	Atlanta	GA	30312
17-0251-LL-007-6	1580 Hollywood Rd NW	Atlanta	GA	30318
14-0085-LL-007-5	0 Humphries St	Atlanta	GA	30312
14-0085-LL-013-3	568 Humphries St	Atlanta	GA	30312
14-0079-0006-018-3	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-019-1	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-020-9	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-021-7	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-022-5	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-023-3	0 Hunnicutt St NW	Atlanta	GA	30313
14-0085-0013-095-4	0 Ira St SW	Atlanta	GA	30312
14-0085-0013-096-2	0 Ira St SW	Atlanta	GA	30312

Parcel ID	Address	City	State	Zip Code
14-0085-0013-100-2	0 Ira St SW	Atlanta	GA	30312
14-0085-0013-092-1	579 Ira St SW	Atlanta	GA	30312
14-0085-0013-094-7	587 Ira St SW	Atlanta	GA	30312
14-0085-0013-097-0	595 Ira St SW	Atlanta	GA	30312
14-0085-0013-098-8	599 Ira St SW	Atlanta	GA	30312
14-0085-0013-099-6	603 Ira St SW	Atlanta	GA	30312
17-0259-LL-163-9	0 James Jackson Pkwy NW	Atlanta	GA	30318
14-0082-0006-008-9	0 John St	Atlanta	GA	30314
14-0082-0006-009-7	0 John St	Atlanta	GA	30314
14-0082-0006-011-3	0 John St	Atlanta	GA	30314
14-0051-0009-151-1	230 John Wesley Dobbs Ave	Atlanta	GA	30303
17-0225-LL-038-4	0 Johnson Rd NW	Atlanta	GA	30318
17-0225-LL-040-0	0 Johnson Rd NW	Atlanta	GA	30318
17-0225-LL-025-1	1125 Johnson Rd NW	Atlanta	GA	30318
17-0225-LL-012-9	1175 Johnson Road NW	Atlanta	GA	30318
14-0027-LL-134-8	2291 Jonesboro Rd	Atlanta	GA	30315
14-0028-LL-061-2	2471 Jonesboro Rd	Atlanta	GA	30315
14-0116-0010-085-1	0 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0117-0003-013-1	0 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0110-0007-015-9	135 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0116-0010-086-9	285 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0116-0010-119-8	295 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0117-0003-054-5	325 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0117-0003-057-8	435 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14F-0029-LL-039-1	0 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-040-9	0 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-038-3	1371 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-041-7	1371 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-029-2	1381 Kimberly Rd	Atlanta	GA	30331
15-180-01-006	0 Lakeside Village Dr	Atlanta	GA	30317
14-0117-LL-001-0	406 Lawton St	Atlanta	GA	30310
14-0108-0007-049-2	0 Lee St SW	Atlanta	GA	30310
14-0005-0002-066-5	2413 Leila Lane	Atlanta	GA	30315
14-0047-0004-099-4	0 Linden Ave	Atlanta	GA	30308
14-0006-LL-065-9	2405 Locust Lane SE	Atlanta	GA	30315
17-0190-LL-040-1	0 Lois St NW	Atlanta	GA	30318
14-0117-0006-094-8	0 Lucile Ave	Atlanta	GA	30310
14-0117-0006-103-7	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-043-8	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-044-6	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-045-3	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-046-1	955 Lucile Avenue	Atlanta	GA	30310
14-0079-0006-017-5	0 Luckie St NW	Atlanta	GA	30313
14-0079-0001-021-2	523 Luckie St NW	Atlanta	GA	30313
17-0227-LL-153-9	1951 Lucy Compton Lane NW	Atlanta	GA	30318
17-0227-LL-154-7	1947 Lucy Compton Lane NW	Atlanta	GA	30318
17-0227-LL-155-4	1943 Lucy Compton Lane NW	Atlanta	GA	30318
17-0227-LL-156-2	1939 Lucy Compton Lane NW	Atlanta	GA	30318
17-0227-LL-157-0	1935 Lucy Compton Lane NW	Atlanta	GA	30318
17-0227-LL-158-8	1931 Lucy Compton Lane NW	Atlanta	GA	30318
14-0110-0007-058-9	0 Magnolia St NW	Atlanta	GA	30314

Attachment, Certification for a Drug-Free Workplace (HUD 50070)
AHA-Owned Land and Facilities (as of March 28, 2018)

Parcel ID	Address	City	State	Zip Code
14-0110-0009-003-3	760 Magnolia St	Atlanta	GA	30314
14-0110-0009-002-5	768 Magnolia St	Atlanta	GA	30314
14-0110-0007-056-3	892 Magnolia St	Atlanta	GA	30314
17-0048-LL-035-5	760 Marian Rd	Atlanta	GA	30324
17-0244-0001-029-8	2295 Marietta Rd NW	Atlanta	GA	30318
14-0053-0002-003-9	0 Martin St	Atlanta	GA	30312
14-0053-0002-067-4	0 Martin St	Atlanta	GA	30312
14-0053-0001-101-2	371 Martin St	Atlanta	GA	30312
14-0205-0001-076-3	2610 Martin Luther King Jr Dr SW	Atlanta	GA	30311
14-0085-LL-006-7	0 McDaniel St	Atlanta	GA	30312
14-0085-LL-028-1	0 McDaniel St	Atlanta	GA	30310
14-0085-LL-029-9	0 McDaniel St	Atlanta	GA	30310
14-0085-LL-030-7	0 McDaniel St	Atlanta	GA	30310
14-0085-LL-031-5	0 McDaniel St	Atlanta	GA	30310
14-0108-LL-002-9	365 McDaniel St	Atlanta	GA	30313
14-0086-0002-081-6	749 McDaniel St	Atlanta	GA	30310
14-0008-LL-016-0	0 McDonough Blvd	Atlanta	GA	30315
14-0008-LL-022-8	0 McDonough Blvd	Atlanta	GA	30315
14-0072-LL-043-5	0 Meldon Ave	Atlanta	GA	30315
15-180-02-018	0 Memorial Dr SE	Atlanta	GA	30317
14-0044-0001-109-7	0 Memorial Dr SE	Atlanta	GA	30312
14-0052-0008-040-6	0 Memorial Dr SE	Atlanta	GA	30312
14-0053-0002-066-6	0 Memorial Dr SE	Atlanta	GA	30312
14-0052-0008-034-9	22 Memorial Dr SE	Atlanta	GA	30312
14-0053-0002-001-3	175 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-016-4	341 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-108-9	359 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-101-4	361 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-099-0	363 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-022-2	381 Memorial Dr SE	Atlanta	GA	30312
15-180-01-005	2143 Memorial Dr SE	Atlanta	GA	30317
14-0079-0002-024-5	0 Merritts Ave	Atlanta	GA	30313
14-0008-LL-015-2	1773 Moreland Ave	Atlanta	GA	30315
14-0072-LL-044-3	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-045-0	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-046-8	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-047-6	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-048-4	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-049-2	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-050-0	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-051-8	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-023-7	174 Moury St	Atlanta	GA	30315
14-0072-0006-089-1	0 New South Pryor Rd	Atlanta	GA	30315
14-0072-0006-095-8	1765 New South Pryor Rd	Atlanta	GA	30315
14-0047-0001-001-3	301 North Ave NE	Atlanta	GA	30354
14-0047-0001-092-2	311 North Ave NE	Atlanta	GA	30354
14-0047-LL-001-5	361 North Ave NE	Atlanta	GA	30308
14-0081-0001-112-5	0 Northside Dr	Atlanta	GA	30318
17-0149-0008-125-3	0 Northside Dr	Atlanta	GA	30318
14-0044-0001-024-8	0 Oakland Ave SE	Atlanta	GA	30312
14-0044-0001-023-0	303 Oakland Ave SE	Atlanta	GA	30312

Parcel ID	Address	City	State	Zip Code
14-0108-0003-050-4	899 Park St SW	Atlanta	GA	30310
14-0109-LL-032-5	700 Parsons Street	Atlanta	GA	30314
14-0110-LL-001-7	60 Paschal Blvd	Atlanta	GA	30314
14-0110-LL-003-3	60 Paschal Blvd	Atlanta	GA	30314
17-0111-0005-066-6	2240 Peachtree Rd NW	Atlanta	GA	30309
17-0227-LL-073-9	0 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-077-0	0 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-011-9	1800 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-026-7	1810 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-065-4	1938 Perry Blvd NW	Atlanta	GA	30318
17-0228-LL-022-5	2000 Perry Blvd NW	Atlanta	GA	30318
14-0050-LL-021-7	0 Piedmont Avenue NE	Atlanta	GA	30318
17-0055-0002-018-8	1422 Piedmont Ave NE	Atlanta	GA	30309
17-0098-LL-062-8	3603 Piedmont Rd NE	Atlanta	GA	30305
14-0079-0002-010-4	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-011-2	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-012-0	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-013-8	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-014-6	0 Pine St NW	Atlanta	GA	30313
14F-0026-LL-028-7	658 Plainville Drive SW	Atlanta	GA	30331
14-0072-LL-033-6	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-034-4	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-035-1	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-036-9	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-038-5	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-040-1	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-041-9	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-042-7	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-058-3	0 Pryor St SE	Atlanta	GA	30315
14-0075-0001-227-9	637 Pryor Street SW	Atlanta	GA	30315
14-0075-0001-226-1	641 Pryor Street SW	Atlanta	GA	30315
14-0075-0001-225-3	645 Pryor Street SW	Atlanta	GA	30315
14-0075-0001-224-6	649 Pryor Street SW	Atlanta	GA	30315
14-0072-0002-031-7	0 Pryor Rd SW	Atlanta	GA	30315
14-0072-LL-057-8	0 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-023-4	1531 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-007-7	1569 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-008-5	1599 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-012-7	1623 Pryor Rd SW	Atlanta	GA	30315
17-0227-LL-159-6	1925 Quarry Park Place NW	Atlanta	GA	30318
17-0227-LL-160-4	1929 Quarry Park Place NW	Atlanta	GA	30318
17-0227-LL-161-2	1933 Quarry Park Place NW	Atlanta	GA	30318
17-0227-LL-162-0	1937 Quarry Park Place NW	Atlanta	GA	30318
17-0227-LL-163-8	1941 Quarry Park Place NW	Atlanta	GA	30318
17-0227-LL-164-6	1945 Quarry Park Place NW	Atlanta	GA	30318
17-0227-LL-165-3	1949 Quarry Park Place NW	Atlanta	GA	30318
14-0075-0001-223-8	207 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0075-0001-222-0	213 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0075-0001-221-2	219 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0075-0001-220-4	225 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0050-LL-024-1	0 Ralph McGill Boulevard NE	Atlanta	GA	30308

Attachment, Certification for a Drug-Free Workplace (HUD 50070)
AHA-Owned Land and Facilities (as of March 28, 2018)

Parcel ID	Address	City	State	Zip Code
14-0053-0001-107-9	0 Rawson St	Atlanta	GA	30312
14-0053-LL-006-5	101 Rawson St	Atlanta	GA	30312
14-0085-0013-083-0	0 Ray Alley SW	Atlanta	GA	30312
14-0085-0013-113-5	0 Ray Alley SW	Atlanta	GA	30312
14-0076-0007-118-3	250 Richardson St	Atlanta	GA	30312
17-0190-LL-035-1	0 Rockdale St NW	Atlanta	GA	30318
14-0033-0001-054-8	3698 Ruby H Harper Blvd	Atlanta	GA	30354
14-0072-0002-010-1	1543-1549 S Pryor Rd	Atlanta	GA	30315
14-0072-0002-033-3	1543-1549 S Pryor Rd	Atlanta	GA	30315
14-0117-0003-019-8	0 Sells Ave SW	Atlanta	GA	30310
14-0117-0003-067-7	0 Sells Ave SW	Atlanta	GA	30310
14-0117-0003-068-5	0 Sells Ave SW	Atlanta	GA	30310
14-0117-0003-069-3	0 Sells Ave SW	Atlanta	GA	30310
14-0110-0005-089-6	791 Spencer St NW	Atlanta	GA	30314
14-0110-0005-021-9	797 Spencer St NW	Atlanta	GA	30314
14-0110-0005-022-7	801 Spencer St NW	Atlanta	GA	30314
14-0110-0004-059-0	835 Spencer St NW	Atlanta	GA	30314
14-0110-0004-060-8	843 Spencer St NW	Atlanta	GA	30314
14-0110-0004-048-3	847 Spencer St NW	Atlanta	GA	30314
14-0110-0004-056-6	855 Spencer St NW	Atlanta	GA	30314
14-0110-0004-057-4	859 Spencer St NW	Atlanta	GA	30314
14-0110-0004-015-2	883 Spencer St NW	Atlanta	GA	30314
14-0110-0004-016-0	887 Spencer St NW	Atlanta	GA	30314
14-0110-0004-018-6	895 Spencer St NW	Atlanta	GA	30314
17-0227-LL-121-6	1936 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-122-4	1942 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-123-2	1948 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-124-0	1952 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-125-7	1956 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-126-5	1960 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-127-3	1964 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-128-1	1968 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-140-6	1985 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-141-4	1981 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-142-2	1977 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-143-0	1973 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-144-8	1969 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-145-5	1965 Stanfield Avenue NW	Atlanta	GA	30318
14-0079-0003-075-6	0 Techwood Dr	Atlanta	GA	30313
17-0106-0009-118-8	150 Tenth St NE	Atlanta	GA	30309
14-0026-0005-026-1	0 Thomasville Blvd	Atlanta	GA	30315
14-0026-0005-027-9	0 Thomasville Blvd	Atlanta	GA	30315
14-0026-LL-051-5	0 Thomasville Blvd	Atlanta	GA	30315
14-0110-0005-006-0	804 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-053-3	834 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-054-1	838 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-064-0	842 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-061-6	846 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-062-4	850 Thurmond St NW	Atlanta	GA	30314
14-0007-0005-025-6	0 Velma St	Atlanta	GA	30315
14-0084-0005-090-6	136 Vine St	Atlanta	GA	30314

Parcel ID	Address	City	State	Zip Code
14-0084-0005-091-4	138 Vine St	Atlanta	GA	30314
14-0084-0005-051-8	140 Vine St	Atlanta	GA	30314
14-0084-0005-050-0	146 Vine St	Atlanta	GA	30314
14-0084-0005-049-2	152 Vine St	Atlanta	GA	30314
14-0084-0005-048-4	158 Vine St	Atlanta	GA	30314
14-0084-0005-095-5	162 Vine St	Atlanta	GA	30314
14-0084-0005-096-3	162 Vine St	Atlanta	GA	30314
14-0084-0005-046-8	168 Vine St	Atlanta	GA	30314
14-0084-0005-044-3	172 Vine St	Atlanta	GA	30314
14-0084-0005-034-4	175 Walnut St	Atlanta	GA	30314
14-0117-0005-061-8	0 West End Pl SW	Atlanta	GA	30310
14-0116-0010-027-3	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-093-5	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-096-8	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-099-2	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-114-9	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-003-3	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-007-4	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-008-2	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-014-0	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-104-9	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-008-1	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-010-7	926 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-009-9	930 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-089-3	931 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-090-1	935 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-007-3	938 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-091-9	939 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-064-4	940 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-092-7	943 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-004-0	944 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-003-2	948 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-094-3	949 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-002-4	952 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-095-0	953 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-108-1	961 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-100-8	975 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-030-7	981 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-029-9	985 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-028-1	993 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-016-5	1006 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-015-7	1012 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-013-2	1018 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-012-4	1020 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-011-6	1022 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-010-8	1026 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-009-0	1030 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-006-6	1040 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-005-8	1044 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-004-1	1048 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-002-5	1056 Westview Dr SW	Atlanta	GA	30310

Attachment, Certification for a Drug-Free Workplace (HUD 50070)
AHA-Owned Land and Facilities (as of March 28, 2018)

Parcel ID	Address	City	State	Zip Code
14-0117-0002-001-7	1060 Westview Dr SW	Atlanta	GA	30310
14-0085-0013-079-8	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-081-4	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-082-2	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-105-1	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-107-7	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-110-1	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-108-5	584 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-114-3	592 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-119-2	602 Whitehall Terrace SW	Atlanta	GA	30312
14-0045-0001-029-6	0 William Holmes Borders Sr Dr	Atlanta	GA	30312
14-0053-0001-105-3	0 Woodward Ave SE	Atlanta	GA	30312
14-0053-0001-106-1	0 Woodward Ave SE	Atlanta	GA	30312
14-0053-0001-103-8	79 Woodward Ave SE	Atlanta	GA	30312

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7. Public Review and Plan Changes

Public Review

Atlanta Housing Authority's (AHA) Fiscal Year 2019 Moving to Work (MTW) Annual Plan is the product of an inclusive annual planning process involving consultation with AHA's Board of Commissioners, executive leadership and employees, as well as AHA-assisted families across all programs. AHA further collaborates with strategic partners and service providers, state and local agencies, elected and public officials, as well as local community members and housing advocacy organizations.

Notification of the FY 2019 MTW Annual Plan Availability and Public Hearing was communicated via public notices, letters, and electronic mail correspondence to Housing Choice Voucher Program participants, residents of AHA-Owned Communities; AHAs contracted service providers, and other strategic partners and stakeholders. Over 400 notices were distributed via email to key stakeholders and more than 130 stakeholders participated in annual plan briefing sessions (see chart below). Additionally, to address the diversity of AHA residents in the AHA-Owned Communities, the public hearing notice was translated and distributed in Chinese, Korean, Russian and Spanish.

Notices appeared as advertisements in the following mass media publications on the dates specified below:

The Atlanta Journal-Constitution
February 25, 2018
March 4, 2018

Daily Report
February 27, 2018
March 1, 2018
March 5, 2018

Atlanta Daily World
March 1, 2018

Mundo Hispanico
March 1, 2018

The Champion (DeKalb)
March 1, 2018

On Tuesday, March 6, 2018, AHA held a public hearing to present its proposed FY 2019 MTW Annual Plan and proposed policy changes at AHA's corporate office (230 John Wesley Dobbs Avenue, Atlanta, Georgia). At the public hearing, 41 people attended, including AHA staff. AHA provided sign-language interpretation and reasonable accommodation for hearing and visually impaired attendees.

The comment and review period for the draft FY 2019 MTW Annual Plan was February 20, 2018 through March 22, 2018 (31 days). The Plan was made available in printed form at AHA's corporate offices (headquarters and two satellite offices), AHA-Owned Communities, and electronically via AHA's website. Additionally, access to The Plan was available electronically to organizations that participated in briefing sessions, as listed below. Comments could be submitted in-person at the hearing or briefing; in writing (hand-delivered or via U.S. mail to AHA's corporate office); electronically via fax, the website, or email; or by phone on a dedicated voice mailbox.

During the public review period, which ended March 22, 2018, AHA received comments and suggestions and considered them in the final version of the Plan as presented for approval by the AHA Board of Commissioners.

BRIEFING SESSIONS & STAKEHOLDER COMMUNICATION FY 2019 MTW ANNUAL PLAN	
February 15, 2018	**Jurisdiction-Wide Resident Council**
February 20, 2018	**AHA Property Managers/Developers & HomeFlex (PBRA) partners**
	Affordable Housing & Community Advocates
	Real Estate and Choice Neighborhoods Development Partners • Atlanta Beltline, Inc. • Atlanta Regional Commission • City of Atlanta Department of Planning & Community Development • Georgia Department of Community Affairs • Invest Atlanta
	Research & Academia Partners
February 22, 2018	**Human Development Partners, Contracted Service Providers & Choice Neighborhood Advisory Committee**
February 27, 2018	**Legal Advocates** • Atlanta Legal Aid Society • Atlanta Volunteer Lawyers Foundation • Georgia Law Center for the Homeless
March 1, 2018	**Partners and Stakeholders (448)** Formal Electronic Notice and link to the draft Plan to various AHA partners and community stakeholders.

	Public Officials, Local Schools & HUD
	• HUD Georgia and Atlanta Field Office
	• Atlanta Public Schools & Board of Education
	• City of Atlanta
	  – Mayor's Cabinet
	  – Atlanta City Council
	  – Atlanta Police Department
	• Atlanta Public Library
	• MARTA

	Landlord Advisory Group
March 6, 2018	**Public Hearing**
March 13, 2018	**Business Entities, Philanthropic Organizations & Foundations**
	Partners for HOME, Atlanta's Continuum of Care

Plan Changes

Moving forward, AHA may make changes to the MTW Annual Plan without a public hearing or resident consultation provided such changes do not constitute a "substantial deviation" or "significant amendment or modification." A "substantial deviation" or "significant amendment or modification" to the Plan is defined as changes, modifications, or amendments that materially and significantly modify AHA's business plan goals or priority activities. A change in AHA's objectives or strategies in reaching those goals will not be considered a "substantial deviation" or "significant amendment or modification."

Appendix C

Ongoing Activities

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AHA Program Benchmarks

Source: Legacy Attachment D, MTW Program Benchmarks and MTW Program Benchmark Definitions

Reference: AHA's Amended and Restated Moving to Work Agreement (MTW Agreement), effective as of November 13, 2008; and as further amended by the Second Amendment effective January 16, 2009; and as extended by Congress to June 30, 2028 and confirmed by HUD on April 14, 2016.

Description: The following table outlines AHA's performance benchmarks as set forth in Legacy Attachment D.

Performance Measure Definition	FY 2019 Benchmark
Public Housing Program	
Percent Rents Uncollected Gross tenant rents receivable for the Fiscal Year (FY) divided by the amount of tenant rents billed during the FY shall be less than or equal to the target benchmark.	≤2%
Occupancy Rate The ratio of occupied public housing units to available units as of the last day of the FY will be greater than or equal to the target benchmark.	≥98%
Emergency Work Orders Completed or Abated in <24 Hours The percentage of emergency work orders that are completed or abated within 24 hours of issuance of the work order shall be greater than or equal to the target benchmark. (Abated is defined as "emergency resolved through temporary measure, and a work order for long term resolution has been issued.")	≥99%
Routine Work Orders Completed in ≤ 7 Days The average number of days that all non-emergency work orders will be active during the FY shall be less than or equal to 7 days.	≤7 days
Percent Planned Inspections Completed The percentage of all occupied units and common areas that are inspected during the FY shall be greater than or equal to the target benchmark.	100%
Housing Choice Program (Section 8)	
Budget Utilization Rate The expenditure of FY 2019 Housing Choice MTW vouchers annual budget allocation (i.e. HUD disbursements) for MTW-eligible activities will be greater than or equal to the target benchmark of 98%.	≥98%
Percent Planned Annual Inspections Completed The percentage of all occupied units under contract that are inspected directly by AHA or any other agency responsible for monitoring the property during the FY shall be greater than or equal to the target benchmark by the last day of the Fiscal Year.	≥98%
Quality Control Inspections The percentage of all previously inspected units having a quality control inspection during the FY shall be greater than or equal to the target benchmark.	≥1.4%

AHA Program Benchmarks

Performance Measure Definition	FY 2019 Benchmark
Community and Supportive Services	
Resident Homeownership The number of Public Housing residents or Housing Choice Voucher participants, and other income eligible families who closed on purchasing a home during the Fiscal Year, regardless of participation in a homeownership-counseling program, shall be greater than or equal to the target benchmark.	12
Household Work / Program Compliance The annual percentage of Public Housing and Housing Choice assisted households that are Work/Program compliant (excluding elderly and disabled members of the households) through the last day of the Fiscal Year shall be greater than or equal to the target benchmark.	75%
Finance	
Project Based Financing Closings The annual number of projects to which AHA will commit project-based rental assistance and/or make an investment of MTW funds.	6

Approved MTW Implementation Protocols

Source: Legacy Attachment E, Implementation Protocols

Reference: AHA's Amended and Restated Moving to Work Agreement (MTW Agreement), effective as of November 13, 2008; and as further amended by the Second Amendment effective January 16, 2009; and as extended by Congress to June 30, 2028 and confirmed by HUD on April 14, 2016.

Description: As set forth in Legacy Attachment E of AHA's MTW Agreement, AHA has developed, in collaboration with HUD, implementation protocols related to the authorizations set forth in AHA's Legacy and Community Specific Authorizations, as set forth in Attachment D. Specific sources and references are included in each description below.

Note: *AHA has changed the names of its programs. AHA's MTW-Approved Project Based Rental Assistance or PBRA is now HomeFlex, AHA-Sponsored Mixed-Income Communities are now MIXED Communities, AHA-Owned Residential Communities are now AHA-Owned Communities, and Supportive Housing programs are collectively referred to as HAVEN.*

MTW Implementation Protocol	MTW Agreement Reference
ACC Waiver	*Article I - Statutory Authorizations; Legacy Attachment A - Calculation of Subsidies; Legacy Attachment B - Elements for the Annual MTW Plan and Annual MTW Report; Attachment D - Legacy and Community Specific Authorizations; Attachment E – Implementation Protocols; and the Second Amendment.*
Alternate Resident Survey	*Legacy Attachment B - Elements for the Annual MTW Plan and Annual MTW Report, Section IX.*
Designation of Senior Public Housing Developments	*In accordance with the provision of the MTW Agreement's Statement of Authorizations, Section III.A, AHA is authorized to define its own occupancy policies. AHA discussed its plans to implement designations in its FY 2005, FY 2006, and FY 2007 MTW Annual Plans.*
Disposition of Public Housing Operating Subsidy in AHA-Owned Communities	*Pursuant to Article VI, Section C of the Statement of Authorizations (Appendix A of the MTW Agreement), AHA, in consultation with HUD, may convert, as appropriate and feasible, all or a portion of its public housing assisted units from public housing operating subsidy under Section 9 of the 1937 Act to project based rental assistance under Section 8 of the 1937 Act. This initiative is referred to as the Project Based Financing Demonstration in the MTW Agreement.*
Disposition of Public Housing Operating Subsidy in AHA-Sponsored Mixed-Income Communities (MIXED Communities)	*Pursuant to Article VI, Section C of the Statement of Authorizations (Appendix A of the MTW Agreement), AHA, in consultation with HUD, may convert, as appropriate and feasible, all or a portion of its public housing assisted units from public housing operating subsidy under Section 9 of the 1937 Act to project-based rental assistance under Section 8 of the 1937 Act. This initiative is referred to as the Project Based Financing Demonstration in the MTW Agreement.*
Fee for Service Methodology	*Attachment D - Legacy and Community Specific Authorizations, Sections V.A.2 and VI; and First Amendment, Section 4.*
HOPE VI and Other HUD-Funded Master Planned On and Off-Site Developments Site and Neighborhood Standards	*In accordance with the provision of the Section VIII.C.1 of Attachment D of the AHA's MTW Agreement, the regulatory requirements of 24 CFR Part 941 shall not apply to the implementation of the activities of AHA except for the provisions of 24 CFR 941.202, 24 CFR 941.207, 24 CFR 941.208, 24 CFR 941.209, 24 CFR 941.602(d), 24 CFR 941.610(b) all as modified by the terms of Attachment D; provided, however, that in determining the location of six or more newly constructed or substantially rehabilitated units or developments, AHA is authorized to adopt the alternative Site and Neighborhood Standards set forth in Section VII.B.3 of Attachment D of AHA's MTW Agreement.*

Approved MTW Implementation Protocols

MTW Implementation Protocols	MTW Agreement Reference
HUD Funding Availability	*In accordance with the provisions of Sections I.I, III.A, V.A of Attachment D of AHA's MTW Agreement, AHA has the flexibility to pursue locally driven policies, procedures and programs to develop more efficient ways of providing housing assistance to low- and very-low income families; to expand, improve and diversify AHA's portfolio and to provide flexibility in the design and administration of housing assistance to eligible families while reducing costs and achieving greater cost effectiveness.*
Identity of Interest	*Attachment D - Legacy and Community Specific Authorizations, Section VIII.C.*
MTW Mixed-Finance Closing Procedures	*Attachment D - Legacy and Community Specific Authorizations, Section V.A.2.*
Process for Managing Replacement Housing Factor (RHF) Funds	*In accordance with Section V.A.1 of Attachment D of AHA's MTW Agreement, AHA is authorized to combine operating subsidies provided under Section 9 of the 1937 Act (42 U.S.C. 1437g), capital funding (including development and replacement housing factor funds) provided under Section 14 of the 1937 Act (42 U.S.C. 1437l) and assistance provided under Section 8 of the 1937 Act for the voucher programs (42 U.S.C. 1437f) to fund HUD approved MTW activities. AHA has elected to follow HUD guidance in its use as outlined in Sections V.A.1 and V.A.5 of AHA's MTW Agreement and this protocol.*
Program Flexibility for Special Purpose Vouchers	*Article I - Statutory Authorizations, Section D; and Attachment D - Legacy and Community Specific Authorizations, Sections V.A.1 VII.A.*
Project-Based Rental Assistance Developer Selection (HomeFlex)	*Section VII.B of Attachment D of AHA's MTW Agreement authorizes AHA to develop and adopt a reasonable policy and process for providing Section 8 project-based rental assistance during the term of AHA's MTW Agreement; this includes the establishment of a reasonable competitive process for selection of developers. AHA is also authorized to exempt itself or development sponsors from the need to participate in a competitive process to provide project-based rental assistance at a community where (i) AHA has a direct or indirect ownership interest in the entity that owns the community; (ii) AHA owns the land on which the community has been or is to be developed; or (iii) AHA is funding a portion of the construction costs of the community and subsidizing the operating costs or rents of the community for low-income families. Project Based Rental Assistance as a Development Tool has been included in AHA's Annual MTW Plans since FY 2006.*
Project-Based Rental Assistance Subsidy Layering Review (HomeFlex)	*In accordance with the provisions of AHA's Amended and Restated MTW Agreement, Attachment D, Section VII. B.10, "AHA shall be authorized to perform subsidy layering reviews for Section 8 project-based rental assistance properties; provided, however, that AHA shall identify and engage in independent third party to do the subsidy layering review where AHA is the direct or indirect owner of the property."*
Revision of MTW Benchmarks	*Legacy Attachment D - MTW Program Benchmarks and MTW Program Benchmark Definitions*
Use of MTW Funds	*Recitals; Article I - Statutory Authorizations, Sections A, B and D; Article II - Requirements and Covenants, Sections B and D; Attachment D - Legacy and Community Specific Authorizations, Sections I.G, I.I, V.A.1, V.A.2, V.A.4, V.A.5, V.C.2, V.C.3, VII.B.4, VII.C.4, and VIII.B.5; Legacy Attachment G, Good Cause Justification for the Waiver of Sections of 24 CFR 941 and the Second Amendment.*

Local Asset Management Program

Background and Introduction

AHA's Amended and Restated Moving to Work Agreement (MTW Agreement), effective as of November 13, 2008; and as further amended by the Second Amendment effective January 16, 2009; and as extended by Congress to June 30, 2028 and confirmed by HUD on April 14, 2016, authorizes AHA to design and implement a Local Asset Management Program for its Public Housing Program and describe such program in its Annual MTW Plan. The term "Public Housing Program" means the operation of properties owned or units in mixed-income communities subsidized under Section 9 of the U.S. Housing Act of 1937, as amended ("1937 Act") by the Agency that are required by the 1937 Act to be subject to a public housing declaration of trust in favor of HUD. The Agency's Local Asset Management Program shall include a description of how it is implementing project-based property management, budgeting, accounting, financial management and any deviations from HUD's asset management requirements. Under the First Amendment to the MTW Agreement, AHA agreed to describe its cost accounting plan as part of its Local Asset Management Program including how the indirect cost fee for service rate is determined and applied.

Project-Based Approach for Public Housing Program

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

In addition, mixed-income, mixed-financed (MIXED) rental communities that contain authority-assisted units under the Public Housing Program are owned, managed and operated by third party partnerships as established at the time each of the transactions were structured. AHA maintains a separate budget and accounting for the operating subsidy paid to the owners of these communities, but does not maintain the accounting for property operations as AHA does not own nor operate these properties.

Identification of Cost Allocation Approach

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

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

Classification of Costs

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

Definitions:

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

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

Local Asset Management Program

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

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

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

AHA Cost Objectives

AHA has identified the following cost objectives:

Direct Costs:

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

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

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

Other Federal, State and Local Awards – AHA may be the recipient of other Federal, State and Local awards from time to time. Each of these awards will be established as a separate cost objective, as necessary.

Non Federal Programs – This relates to entrepreneurial activities, some AHA Affiliate/Component Units and National Housing Compliance, Inc., which are separate cost objectives.

Local Asset Management Program

AHA Direct Costs

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

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

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

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

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

Local Asset Management Program

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

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

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

1. Legal expenses
2. Professional services
3. Utilities (gas, water, electric, other utilities expense)
4. Real estate taxes
5. Insurance
6. Bank charges
7. Staff training
8. Interest expense
9. Other costs required of a specific non-federal program, award or contract

Direct Costs – Substitute System for Compensation of Personnel Services

In addition to the direct costs identified previously, when required to charge direct staff time to a non-MTW funding source, AHA will allocate direct salary and wages based upon quantifiable measures (substitute system) of employee effort rather than timesheets. This substitute system is allowed under 2 CFR Part 200, Section 200.430. The substitute system allows AHA to more efficiently and effectively allocate direct costs on measures that are readily determined for each department. Those departments and measures will be re-evaluated periodically and updated as necessary. The Operating Divisions functions and measures effective July 1, 2016 are listed below:

Operating Divisions	Quantifiable Measure
Real Estate Group	• Number of properties managed • Active revitalizations • Number of properties and developments supported
Housing Choice Voucher Program	• Leased vouchers
Inspection Services	• Number of inspections
Partnerships and People Investments	• Families served • Partnerships actively engaged

AHA Fee for Service for Corporate Support

Corporate Support consists of administrative and support departments which support the Operating Divisions and AHA as a whole. AHA establishes a Fee for Service Rate based on the anticipated indirect cost for the fiscal year. The fee for service rate is determined in a reasonable manner where the proportion of indirect costs for each cost objective is determined as a ratio of the indirect costs to a direct cost base. The resulting amount is the fee for service amount to be charged to programs not funded by the MTW Single Fund. Based on current budget estimates, AHA projects the indirect cost fee to be approximately 11% of total direct costs, subject to the limitations identified below.

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

Local Asset Management Program

Implementation of AHA's Local Asset Management Program

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

Explanation of differences between HUD's and AHA's property management systems

AHA has the ability to define direct costs differently than the standard definitions published in HUD's Financial Management Guidebook pertaining to the implementation of 24 CFR Part 990.

AHA is required to describe any differences between the Local Asset Management Program and HUD's asset management requirements in its Annual MTW Plan in order to facilitate the recording of actual property costs and submission of such cost information to HUD:

1. AHA implemented a fee for service system that was more comprehensive than HUD's asset management system. HUD's system was limited in focusing only on a fee-for-service system at the property level and failed to address AHA's comprehensive operation which includes other programs and business activities. AHA's MTW Program is much broader than Public Housing properties and includes activities not found in traditional HUD Programs. This Local Asset Management Program Plan addresses the entire AHA operation.

2. AHA defined its cost objectives at a different level than HUD's asset management system. Specifically, AHA defined the MTW Program as a cost objective which is consistent with the issuance of CFDA 14.881, Moving to Work Demonstration Program. HUD defined its cost objective at the property level which fails to recognize the overall effort required to deliver the housing resources to Low Income families under the MTW Program. Because the cost objectives are defined differently, direct and indirect costs are defined based on the cost objectives identified in this Local Asset Management Program.

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Appendix D

Housing Opportunities

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Housing Opportunities

1. Households Served

As defined in AHA's MTW Agreement and Protocols, Households Served includes all AHA-assisted households ("AHA Families") plus low-income families living in affordable housing facilitated by AHA's investments. This includes Low-Income Housing Tax Credit units, down payment assistance (homeownership), supportive housing and other services and forms of assistance.

		Household Totals		
Community & Program Type	**Type of Assistance[5]**	**Actual End of FY 2017***	**Projected End of FY 2018**	***Projected End of FY 2019***
AHA-Owned Communities	PH [1]	**1,793**	1,260	*1,132*
MIXED Communities (AHA-Sponsored Mixed-Income Communities)	PH [7]	**2,221**	2,155	*1,048*
	HomeFlex [7]	**1,775**	1,921	*1,725*
	LIHTC-only [7]	**1,171**	1,105	*1,200*
	RAD / PBV [1]	**-**	682	*1,983*
HomeFlex (MTW-PBRA Communities)	HomeFlex [7]	**3,364**	4,195	*4,455*
	LIHTC-only[7]	**1,525**	1,684	*1,465*
Housing Choice Voucher Program [2]	HCV	**8,381**	9,002	*9,387*
Housing Choice Ports [3]	HCV	**2,086**	1,858	*2,000*
Housing Choice Home-ownership	HCV	**25**	26	*22*
Homeownership - Other [4]	MTW	**553**	655	*755*
HAVEN Supportive Housing - Other [5]	MTW	**199**	20	*216*
	TOTAL [8]	**23,093**	**24,563**	***25,388***

NOTES:

PH = Public Housing (ACC-assisted), HomeFlex= AHA's MTW Project Based Rental Assistance, LIHTC-only = Low-Income Housing Tax Credits only, HCV= Housing Choice Voucher

** Sources: FY 2017 MTW Annual Report.*

[1] PH units decreasing due to implementation of RAD at former AHA-Owned high-rise communities. HomeFlex units are provided under a modified RAD Project Based Voucher model. RAD-PBV also includes conversions at MIXED Communities.

[2] Housing Choice Tenant-Based includes 300 Family Unification Program (FUP) vouchers, 225 Mainstream vouchers, HUD VASH vouchers and port-ins being administered by AHA for other PHAs. Also includes other voucher-funded supportive housing programs.

[3] Changes in Housing Choice Ports are dependent on absorption of the vouchers by other PHAs and households with AHA vouchers that return to AHA's jurisdiction (i.e. no longer porting).

[4] Homeownership - Other category includes down payment assistance through various AHA programs.

[5] Supportive Housing includes non-traditional programs utilizing MTW Single Funds. Supportive Housing programs utilizing HCV or HomeFlex are included in their respective program categories.

[6] AHA does not have any non-MTW PH or HomeFlex units in its portfolio. Most PH and HomeFlex-assisted units in mixed-income, mixed-finance communities are developed using low income housing tax credit equity and are also tax credit units. For reporting purposes, these units are categorized only as PH or HomeFlex units (not as LIHTC-only units).

[7] Changes in HomeFlex (HF) and LIHTC-only are due to added units and shifts between types of assistance on a unit within a community. Starting FY 2017, LIHTC includes 28 scattered site units at Mechanicsville.

[8] Overall, AHA projects an increase in households served in the Housing Choice Voucher Program, Supportive Housing Programs and new units from HomeFlex Communities.

Housing Opportunities

2. Household Characteristics (actuals as of June 30, 2017)

Community & Program Type	Number of Households									
	by Family Size					by Income Group (percent of Area Median Income - AMI)				
	0/1	2	3	4	5+	< 30%	31 - 50%	51 - 80%	> 80%	TOTAL
AHA-Owned Communities	1,583	126	21	13	18	1,474	253	28	6	**1,761**
MIXED Communities [1]	1,986	729	512	234	127	2,358	971	235	18	**3,582**
HomeFlex Communities [1]	2,152	619	213	106	50	2,183	797	160	6	**3,146**
Housing Choice Tenant-Based Voucher Program	2,586	2,022	1,589	1,112	1,072	5,648	1,998	660	75	**8,381**
Housing Choice[2] Ports	414	369	414	444	445	1,738	292	54	2	**2,086**
TOTAL	**8,721**	**3,865**	**2,749**	**1,909**	**1,712**	**13,401**	**4,311**	**1,137**	**107**	**18,956**

NOTES:

[1] AHA does not capture household characteristics for LIHTC-only units within MIXED and HomeFlex Communities.

Housing Opportunities

3. Waiting List Characteristics (actuals as of June 30, 2017)

	Waiting List Households by Income Group (% of Area Median Income)				Waiting List Households by Unit Size Requested (# of Bedrooms)					Waiting List Households by Family Size (# of Members)					
Community & Program Type*	**<30%**	**30-50%**	**50-80%**	**>80%**	**Studio**	**1 BR**	**2 BR**	**3 BR**	**4+ BR**	**1**	**2**	**3**	**4**	**5+**	**TOTAL**
AHA-Owned Communities [1]	3,353	334	31	6		3,230	330	160	4						**3,724**
MIXED Communities	13,357	6,628	1,138	176	127	9,632	6,450	4,703	387						**21,299**
HomeFlex Communities (PBRA) [2]	7,968	20,242	2,687	165	15	11,181	12,689	6,615	562						**31,062**
Housing Choice[3][4] Tenant-Based	21,486	6,111	2,096	307						6,145	8,879	7,141	4,361	3,474	**30,000**
TOTAL	**46,164**	**33,315**	**5,952**	**654**	**142**	**24,043**	**19,469**	**11,478**	**953**	**6,145**	**8,879**	**7,141**	**4,361**	**3,474**	**86,085**

NOTES:

**** Using flexibilities afforded to AHA under its MTW Agreement with HUD, waiting lists (except the Housing Choice Tenant-Based Program) are maintained by partners as part of AHA's site-based administration policies.***

[1] Totals reflect the approved reduction of leasing activity due to RAD Conversion.

[2] Numbers shown do not include data for Supportive Housing communities that are leased through referrals from a contracted service provider that provides supportive services to the target population.

[3] AHA does not capture waiting list data on the Mainstream waiting list and does not maintain FUP or VASH waiting lists, because these special purpose vouchers are issued through referrals from the public child welfare agency (PCWA) under agreement with AHA or the Veterans Administration, respectively.

[4] The HCVP Waiting List from FY 2015 was exhausted during FY 2017. A new waiting list of 30,000 applicants to the Housing Choice program was established March, 2017.

Housing Opportunities

4A. Units to be Added through HomeFlex (during FY 2019)

Community	Type of Assistance	Property Type	Units by Bedroom Size					TOTAL Units
			Studio	1 BR	2 BR	3 BR	4+ BR	
Summerdale Commons Phase II	HF	Family	0	0	26	24	0	**50**
Manor at DeKalb Medical	HF	Senior	0	152	23	0	0	**175**
Manor at Indian Creek II	HF	Senior	0	65	10	0	0	**75**
Quest Holly Apartments	HF	Senior	0	30	10	0	0	**40**
		TOTAL	0	247	69	24	0	340

4B. Units to be Added through RAD Conversion (during FY 2019)

Community	Type of Assistance	Property Type	Units by Bedroom Size					TOTAL Units
			Studio	1 BR	2 BR	3 BR	4+ BR	
Columbia Commons	RAD-PBV	Family	0	0	36	12	0	**48**
Columbia Creste	RAD-PBV	Family	0	16	30	15	0	**61**
Columbia Estates	RAD-PBV	Family	0	0	36	14	0	**50**
Columbia Grove	RAD-PBV	Family	0	6	33	17	0	**56**
Columbia Mechanicsville Apartments	RAD-PBV	Family	0	8	35	19	0	**62**
Columbia Park Citi	RAD-PBV	Family	0	0	46	15	0	**61**
Columbia Village	RAD-PBV	Family	0	0	15	13	2	**30**
Magnolia Park I	RAD-PBV	Family	0	26	40	21	0	**87**
Magnolia Park II	RAD-PBV	Family	0	22	27	24	0	**73**
Mechanicsville Crossing	RAD-PBV	Family	0	7	41	20	0	**68**
Mechanicsville Station	RAD-PBV	Family	0	7	38	18	0	**63**
Parkside at Mechanicsville	RAD-PBV	Family	0	7	23	17	0	**47**
Villages of Eastlake I	RAD-PBV	Family	0	0	40	46	5	**91**
Villages of Eastlake II	RAD-PBV	Family	0	23	89	50	18	**180**
Columbia Senior Residences at Mechanicsville	RAD-PBV	Senior	0	54	0	0	0	**54**
The Atrium at CollegeTown	RAD-PBV	Senior	0	61	15	0	0	**76**
Barge Road Highrise (1)	RAD-PBV	Senior	0	128	1	0	0	**129**
Cosby Spear Highrise (1)	RAD-PBV	Senior	166	114	2	0	0	**282**
East Lake Highrise (1)	RAD-PBV	Senior	88	61	0	0	0	**149**
Hightower Manor Highrise (1)	RAD-PBV	Senior	0	129	0	0	0	**129**
Marietta Road Highrise (1)	RAD-PBV	Senior	0	128	1	0	0	**129**
Peachtree Road Highrise (1)	RAD-PBV	Senior	0	196	0	0	0	**196**
		TOTAL	254	993	548	301	25	2121

NOTES:

PH = Public Housing (ACC-assisted), HF = HomeFlex (AHA's Project Based Rental Assistance), HCV= Housing Choice Voucher

RAD Conversions represent change of subsidy from Public Housing to RAD-PBV in each community.

(1) AHA-Owned Communities currently under RAD Conversion activities initiated during FY 2019. Closings within FY 2019 are dependent on individual progress of each property and may extend beyond FY 2019.

Housing Opportunities

4C. Units Under Procurement (during FY 2019)

Community	Type of Assistance	Property Type	Units by Bedroom Size					TOTAL Units
			Studio	1 BR	2 BR	3 BR	4+ BR	
Oasis at Vine City	HF	Senior	0	96	9	0	0	**105**
			0	**96**	**9**	**0**	**0**	**105**

4D. Units to be Removed through RAD Conversion (during FY 2019)

Community	Type of Assistance	Property Type	Units by Bedroom Size					TOTAL Units
			Studio	1 BR	2 BR	3 BR	4+ BR	
Columbia Commons	PH	Family	0	0	36	12	0	**48**
Columbia Creste	PH	Family	0	16	30	15	0	**61**
Columbia Estates	PH	Family	0	0	36	14	0	**50**
Columbia Grove	PH	Family	0	6	33	17	0	**56**
Columbia Mechanicsville Apartments	PH	Family	0	8	35	19	0	**62**
Columbia Park Citi	PH	Family	0	0	46	15	0	**61**
Columbia Village	PH	Family	0	0	15	13	2	**30**
Magnolia Park I	PH	Family	0	26	40	21	0	**87**
Magnolia Park II	PH	Family	0	22	27	24	0	**73**
Mechanicsville Crossing	PH	Family	0	7	41	20	0	**68**
Mechanicsville Station	PH	Family	0	7	38	18	0	**63**
Parkside at Mechanicsville	PH	Family	0	7	23	17	0	**47**
Villages of Eastlake I	PH	Family	0	0	40	46	5	**91**
Villages of Eastlake II	PH	Family	0	23	89	50	18	**180**
Columbia Senior Residences at Mechanicsville	PH	Senior	0	54	0	0	0	**54**
The Atrium at CollegeTown	PH	Senior	0	61	15	0	0	**76**
Barge Road Highrise (1)	PH	Senior	0	128	1	0	0	**129**
Cosby Spear Highrise (1)	PH	Senior	166	114	2	0	0	**282**
East Lake Highrise (1)	PH	Senior	88	61	0	0	0	**149**
Hightower Manor Highrise (1)	PH	Senior	0	129	0	0	0	**129**
Marietta Road Highrise (1)	PH	Senior	0	128	1	0	0	**129**
Peachtree Road Highrise (1)	PH	Senior	0	196	0	0	0	**196**
	TOTAL		**254**	**993**	**548**	**301**	**25**	**2121**

NOTES:

RAD Conversions represent change of subsidy from Public Housing to RAD-PBV in each community.
(1) AHA-Owned Communities currently under RAD Conversion activities initiated during FY 2019. Closings within FY 2019 are dependent on individual progress of each property and may extend beyond FY 2019.

4E. Units to be Removed (during FY 2019)

Community	Type of Assistance	Property Type	Units by Bedroom Size					TOTAL Units
			Studio	1 BR	2 BR	3 BR	4+ BR	
Ashley at CollegeTown II (1)	HF	Family	0	3	3	3	0	**9**
Pavilion Place (2)	HF	Supportive	0	0	47	1	0	**48**
Pavilion Place (2)	LIHTC	Family	0	16	126	2	0	**144**
	TOTAL		**0**	**19**	**176**	**6**	**0**	**201**

NOTES:

(1) Units Out of Occupancy due to property owner non-renewal of contracted units.
(2) Units Out of Occupancy due to property owner non-compliance with HomeFlex Agreement.

PH = Public Housing (ACC-assisted), HomeFlex= AHA's MTW Project Based Rental Assistance,
LIHTC-only = Low-Income Housing Tax Credits only, HCV= Housing Choice Voucher

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

These properties are all candidates for potential acquisition for the purpose of AHA's Choice Neighborhoods Implementation. AHA make seek to expand its real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.

NOTE: *For the description of any planned land transactions or other actions, refer to Section II. FY 2019 Priorities, Strategy 1: LIVE - Choice Neighborhood (CN) Atlanta funded by the CN Implementation Grant (CNIG).*

Parcel ID	Address	City	State	Zip Code
14 010900010281	881 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900010299	885 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900010307	889 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900010315	893 T P BURRUSS SR DR SW	ATLANTA	GA	30314
14 010900010364	28 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900010372	898 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900010380	0 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900010398	892 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900010406	0 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900010414	888 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900010422	884 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900010430	878 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900010448	876 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900010455	0 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900010463	872 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900010471	0 ASHBY PL SW	ATLANTA	GA	30314
14 010900010489	0 ASHBY PL SW	ATLANTA	GA	30314
14 010900010497	0 ASHBY PL SW	ATLANTA	GA	30314
14 010900010638	0 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010646	0 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010653	0 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010661	0 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010679	865 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010687	0 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010695	873 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010703	877 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010711	881 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010729	885 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010737	889 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010745	893 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010752	897 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010760	42 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900010778	38 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900010786	0 ASHBY ST SW	ATLANTA	GA	30314
14 010900010794	0 ASHBY ST SW	ATLANTA	GA	30314
14 010900010810	898 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010828	894 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010836	890 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010844	886 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010851	882 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010869	878 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010877	874 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010885	870 MITCHELL ST SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

These properties are all candidates for potential acquisition for the purpose of AHA's Choice Neighborhoods Implementation. AHA make seek to expand its real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.

NOTE: *For the description of any planned land transactions or other actions, refer to Section II. FY 2019 Priorities, Strategy 1: LIVE - Choice Neighborhood (CN) Atlanta funded by the CN Implementation Grant (CNIG).*

Parcel ID	Address	City	State	Zip Code
14 010900010893	0 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010901	862 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010919	858 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010927	854 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010935	850 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010943	846 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010950	842 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010968	838 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010976	836 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010984	832 MITCHELL ST SW	ATLANTA	GA	30314
14 010900010992	830 MITCHELL ST SW	ATLANTA	GA	30314
14 010900011008	828 MITCHELL ST SW	ATLANTA	GA	30314
14 010900011016	824 MITCHELL ST SW	ATLANTA	GA	30314
14 010900011024	823 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011032	825 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011040	827 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011057	829 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011065	831 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011073	835 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011081	839 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011099	843 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011107	845 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011115	851 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011123	855 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011131	857 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011149	861 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011156	865 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011164	869 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011172	873 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011180	877 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011198	881 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011206	885 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011214	887 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011222	891 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011248	66 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900011263	74 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900011271	898 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011289	894 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011297	888 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011305	886 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011313	882 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011321	880 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011339	876 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011347	874 DRUMMOND ST SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

These properties are all candidates for potential acquisition for the purpose of AHA's Choice Neighborhoods Implementation. AHA make seek to expand its real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.

NOTE: *For the description of any planned land transactions or other actions, refer to Section II. FY 2019 Priorities, Strategy 1: LIVE - Choice Neighborhood (CN) Atlanta funded by the CN Implementation Grant (CNIG).*

Parcel ID	Address	City	State	Zip Code
14 010900011354	870 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011362	0 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011370	862 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011388	860 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011396	856 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011404	854 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011412	850 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011420	846 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011438	844 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011446	838 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011453	834 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011461	830 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011479	826 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011487	824 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900011495	821 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011503	825 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011511	829 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011529	833 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011537	837 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011545	841 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011552	845 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011560	849 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011578	853 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011586	857 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011594	861 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011602	865 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011610	871 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011628	873 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011636	877 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011644	881 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011651	885 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011669	889 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011677	0 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011685	897 BECKWITH ST SW	ATLANTA	GA	30314
14 010900011693	82 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900011701	78 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900011792	904 M L KING JR DR SW	ATLANTA	GA	30314
14 010900011818	876 M L KING JR DR SW	ATLANTA	GA	30314
14 010900011834	862 M L KING JR DR SW	ATLANTA	GA	30314
14 010900011859	834 M L KING JR DR SW	ATLANTA	GA	30314
14 010900011867	822 M L KING JR DR SW	ATLANTA	GA	30314
14 010900011883	886 M L KING JR DR SW	ATLANTA	GA	30314
14 010900011891	882 M L KING JR DR SW	ATLANTA	GA	30314
14 010900011909	890 M L KING JR DR SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

These properties are all candidates for potential acquisition for the purpose of AHA's Choice Neighborhoods Implementation. AHA make seek to expand its real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.

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Parcel ID	Address	City	State	Zip Code
14 010900011917	50 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900011925	902 MITCHELL ST SW	ATLANTA	GA	30314
14 010900011933	54 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900011941	60 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900011958	880 M L KING JR DR SW	ATLANTA	GA	30314
14 010900011974	830 M L KING JR DR SW	ATLANTA	GA	30314
14 010900011982	859 ASHBY ST SW	ATLANTA	GA	30314
14 010900011990	912 M L KING JR DR SW	ATLANTA	GA	30314
14 010900012006	871 T P BURRUSS SR DR SW	ATLANTA	GA	30314
14 010900012014	870 M L KING JR DR SW	ATLANTA	GA	30314
14 010900012022	848 M L KING JR DR SW	ATLANTA	GA	30314
14 010900012030	846 M L KING JR DR SW	ATLANTA	GA	30314
14 010900012048	0 MITCHELL ST SW	ATLANTA	GA	30314
14 010900012055	0 ASHBY PL SW	ATLANTA	GA	30314
14 010900012063	897 DRUMMOND ST SW	ATLANTA	GA	30314
14 010900012071	879 T P BURRUSS SR DR	ATLANTA	GA	30314
14 010900030024	898 BECKWITH ST SW	ATLANTA	GA	30314
14 010900030032	894 BECKWITH ST SW	ATLANTA	GA	30314
14 010900030040	0 BECKWITH ST SW	ATLANTA	GA	30314
14 010900030057	105 OZONE ST SW	ATLANTA	GA	30314
14 010900030065	109 OZONE ST SW	ATLANTA	GA	30314
14 010900030073	111 OZONE ST SW	ATLANTA	GA	30314
14 010900030081	119 OZONE ST SW	ATLANTA	GA	30314
14 010900030099	123 OZONE ST SW	ATLANTA	GA	30314
14 010900030107	127 OZONE ST SW	ATLANTA	GA	30314
14 010900030115	889 PARSONS ST SW	ATLANTA	GA	30314
14 010900030123	893 PARSONS ST SW	ATLANTA	GA	30314
14 010900030131	897 PARSONS ST SW	ATLANTA	GA	30314
14 010900030149	901 PARSONS ST SW	ATLANTA	GA	30314
14 010900030156	142 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900030164	138 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900030172	134 JOSEPH E LOWERY BLVD SW	ATLANTA	GA	30314
14 010900030180	130 JOSEPH E LOWERY BLVD SW	ATLANTA	GA	30314
14 010900030198	126 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900030206	122 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900030214	118 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900030222	114 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900030230	110 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900030248	106 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900030263	880 BECKWITH ST SW	ATLANTA	GA	30314
14 010900030271	878 BECKWITH ST SW	ATLANTA	GA	30314
14 010900030289	874 BECKWITH ST SW	ATLANTA	GA	30314
14 010900030297	866 BECKWITH ST SW	ATLANTA	GA	30314
14 010900030305	862 BECKWITH ST SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

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Parcel ID	Address	City	State	Zip Code
14 010900030313	856 BECKWITH ST SW	ATLANTA	GA	30314
14 010900030321	107 BONAIR ST SW	ATLANTA	GA	30314
14 010900030339	111 BONAIR ST SW	ATLANTA	GA	30314
14 010900030347	115 BONAIR ST SW	ATLANTA	GA	30314
14 010900030354	117 BONAIR ST SW	ATLANTA	GA	30314
14 010900030362	121 BONAIR ST SW	ATLANTA	GA	30314
14 010900030388	865 PARSONS ST SW	ATLANTA	GA	30314
14 010900030396	867 PARSONS ST SW	ATLANTA	GA	30314
14 010900030404	871 PARSONS ST SW	ATLANTA	GA	30314
14 010900030412	875 PARSONS ST SW	ATLANTA	GA	30314
14 010900030420	879 PARSONS ST SW	ATLANTA	GA	30314
14 010900030438	128 OZONE ST SW	ATLANTA	GA	30314
14 010900030446	124 OZONE ST SW	ATLANTA	GA	30314
14 010900030453	120 OZONE ST SW	ATLANTA	GA	30314
14 010900030461	114 OZONE ST SW	ATLANTA	GA	30314
14 010900030479	110 OZONE ST SW	ATLANTA	GA	30314
14 010900030487	0 OZONE ST SW	ATLANTA	GA	30314
14 010900031618	98 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 010900031717	129 BONAIR ST SW	ATLANTA	GA	30314
14 011000080646	901 M L KING JR DR NW	ATLANTA	GA	30314
14 011000080653	899 M L KING JR DR NW	ATLANTA	GA	30314
14 011000080661	905 M L KING JR DR NW	ATLANTA	GA	30314
14 011000080919	19 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011000080927	909 M L KING JR DR SW	ATLANTA	GA	30314
14 011000080935	828 CARTER ST NW	ATLANTA	GA	30314
14 011000080968	0 CARTER ST NW	ATLANTA	GA	30314
14 011000080976	0 M L KING JR DR	ATLANTA	GA	30314
14 011000081164	775 M L KING JR DR NW	ATLANTA	GA	30314
14 011000081172	0 HARWELL ST NW	ATLANTA	GA	30314
14 011000083111	835 M L KING JR DR	ATLANTA	GA	30314
14 011000083129	825 M L KING JR DR	ATLANTA	GA	30314
14 011600010514	1144 FOUNTAIN DR SW	ATLANTA	GA	30314
14 011600010522	1138 FOUNTAIN DR SW	ATLANTA	GA	30314
14 011600010530	1132 FOUNTAIN DR SW	ATLANTA	GA	30314
14 011600010761	1124 FOUNTAIN DR SW	ATLANTA	GA	30314
14 011600030017	980 M L KING JR DR SW	ATLANTA	GA	30314
14 011600030058	960 M L KING JR DR SW	ATLANTA	GA	30314
14 011600030066	956 M L KING JR DR SW	ATLANTA	GA	30314
14 011600030074	15 NEWCASTLE ST SW	ATLANTA	GA	30314
14 011600030090	21 NEWCASTLE ST SW	ATLANTA	GA	30314
14 011600030108	25 NEWCASTLE ST SW	ATLANTA	GA	30314
14 011600030116	955 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030124	961 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030132	965 WASHINGTON PL SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

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Parcel ID	Address	City	State	Zip Code
14 011600030140	971 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030157	36 WHITE HOUSE DR SW	ATLANTA	GA	30314
14 011600030165	32 WHITE HOUSE DR SW	ATLANTA	GA	30314
14 011600030173	28 WHITE HOUSE DR SW	ATLANTA	GA	30314
14 011600030181	20 WHITE HOUSE DR SW	ATLANTA	GA	30314
14 011600030199	18 WHITE HOUSE DR SW	ATLANTA	GA	30314
14 011600030314	935 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030322	939 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030330	943 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030348	24 NEWCASTLE ST SW	ATLANTA	GA	30314
14 011600030355	0 NEWCASTLE ST SW	ATLANTA	GA	30314
14 011600030363	50 WHITE HOUSE DR SW	ATLANTA	GA	30314
14 011600030371	972 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030389	966 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030405	956 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030413	61 NEWCASTLE ST SW	ATLANTA	GA	30314
14 011600030421	65 NEWCASTLE ST SW	ATLANTA	GA	30314
14 011600030439	71 NEWCASTLE ST SW	ATLANTA	GA	30314
14 011600030447	73 NEWCASTLE ST SW	ATLANTA	GA	30314
14 011600030454	79 NEWCASTLE ST SW	ATLANTA	GA	30314
14 011600030462	967 BECKWITH ST SW	ATLANTA	GA	30314
14 011600030470	971 BECKWITH ST SW	ATLANTA	GA	30314
14 011600030488	80 WHITE HOUSE DR SW	ATLANTA	GA	30314
14 011600030496	74 WHITE HOUSE DR SW	ATLANTA	GA	30314
14 011600030504	70 WHITE HOUSE DR SW	ATLANTA	GA	30314
14 011600030512	66 WHITE HOUSE DR SW	ATLANTA	GA	30314
14 011600030520	60 WHITE HOUSE DR SW	ATLANTA	GA	30314
14 011600030538	54 WHITE HOUSE DR SW	ATLANTA	GA	30314
14 011600030561	938 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030579	0 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030603	53 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600030611	57 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600030629	63 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600030637	67 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600030645	73 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600030652	77 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600030660	935 BECKWITH ST SW	ATLANTA	GA	30314
14 011600030678	939 BECKWITH ST SW	ATLANTA	GA	30314
14 011600030686	943 BECKWITH ST SW	ATLANTA	GA	30314
14 011600030694	945 BECKWITH ST SW	ATLANTA	GA	30314
14 011600030702	70 NEWCASTLE ST SW	ATLANTA	GA	30314
14 011600030710	66 NEWCASTLE ST SW	ATLANTA	GA	30314
14 011600030728	60 NEWCASTLE ST SW	ATLANTA	GA	30314
14 011600030736	0 NEWCASTLE ST SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

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Parcel ID	Address	City	State	Zip Code
14 011600030744	931 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030751	0 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030777	970 M L KING JR DR SW	ATLANTA	GA	30314
14 011600030785	0 ASHBY ST SW	ATLANTA	GA	30314
14 011600030793	47 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600030819	3 JOSEPH E LOWERY BLVD SW	ATLANTA	GA	30314
14 011600030827	23 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600030843	946 M L KING JR DR SW	ATLANTA	GA	30314
14 011600030850	0 JOSEPH E LOWERY BLVD SW	ATLANTA	GA	30314
14 011600030868	946 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600030876	942 WASHINGTON PL SW	ATLANTA	GA	30314
14 011600040016	1114 FOUNTAIN DR SW	ATLANTA	GA	30314
14 011600040024	1108 FOUNTAIN DR SW	ATLANTA	GA	30314
14 011600040032	1102 FOUNTAIN DR SW	ATLANTA	GA	30314
14 011600040040	1096 FOUNTAIN DR SW	ATLANTA	GA	30314
14 011600040057	1092 FOUNTAIN DR SW	ATLANTA	GA	30314
14 011600040065	1088 FOUNTAIN DR SW	ATLANTA	GA	30314
14 011600040073	1082 FOUNTAIN DR SW	ATLANTA	GA	30314
14 011600040081	101 PARSONS PL SW	ATLANTA	GA	30314
14 011600040099	109 PARSONS PL SW	ATLANTA	GA	30314
14 011600040107	115 PARSONS PL SW	ATLANTA	GA	30314
14 011600040115	119 PARSONS PL SW	ATLANTA	GA	30314
14 011600040123	123 PARSONS PL SW	ATLANTA	GA	30314
14 011600040131	129 PARSONS PL SW	ATLANTA	GA	30314
14 011600040149	1077 PARSONS ST SW	ATLANTA	GA	30314
14 011600040156	1081 PARSONS ST SW	ATLANTA	GA	30314
14 011600040164	1085 PARSONS ST SW	ATLANTA	GA	30314
14 011600040388	1044 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600040396	1040 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600040404	1036 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600040412	1034 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600040420	1024 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600040438	1020 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600040446	1016 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600040453	1012 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600040461	1010 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600040479	1008 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600040487	1003 PARSONS ST SW	ATLANTA	GA	30314
14 011600040495	0 PARSONS ST SW	ATLANTA	GA	30314
14 011600040503	1011 PARSONS ST SW	ATLANTA	GA	30314
14 011600040511	1015 PARSONS ST SW	ATLANTA	GA	30314
14 011600040529	1019 PARSONS ST SW	ATLANTA	GA	30314
14 011600040537	1023 PARSONS ST SW	ATLANTA	GA	30314
14 011600040545	1027 PARSONS ST SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

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Parcel ID	Address	City	State	Zip Code
14 011600040552	1035 PARSONS ST SW	ATLANTA	GA	30314
14 011600040560	1039 PARSONS ST SW	ATLANTA	GA	30314
14 011600040578	0 PARSONS ST SW	ATLANTA	GA	30314
14 011600040586	1049 PARSONS ST SW	ATLANTA	GA	30314
14 011600040594	138 LAWTON ST SW	ATLANTA	GA	30314
14 011600040602	1070 PARSONS ST SW	ATLANTA	GA	30314
14 011600040610	1064 PARSONS ST SW	ATLANTA	GA	30314
14 011600040628	1065 CAMILLA ST SW	ATLANTA	GA	30314
14 011600040636	1071 CAMILLA ST SW	ATLANTA	GA	30314
14 011600040644	154 LAWTON ST SW	ATLANTA	GA	30314
14 011600040651	148 LAWTON ST SW	ATLANTA	GA	30314
14 011600040669	142 LAWTON ST SW	ATLANTA	GA	30314
14 011600040677	1046 PARSONS ST SW	ATLANTA	GA	30314
14 011600040685	1042 PARSONS ST SW	ATLANTA	GA	30314
14 011600040693	1038 PARSONS ST SW	ATLANTA	GA	30314
14 011600040701	1034 PARSONS ST SW	ATLANTA	GA	30314
14 011600040719	1028 PARSONS ST SW	ATLANTA	GA	30314
14 011600040727	1024 PARSONS ST SW	ATLANTA	GA	30314
14 011600040735	1020 PARSONS ST SW	ATLANTA	GA	30314
14 011600040743	1016 PARSONS ST SW	ATLANTA	GA	30314
14 011600040750	1012 PARSONS ST SW	ATLANTA	GA	30314
14 011600040768	1008 PARSONS ST SW	ATLANTA	GA	30314
14 011600040776	1004 PARSONS ST SW	ATLANTA	GA	30314
14 011600040818	1015 CAMILLA ST SW	ATLANTA	GA	30314
14 011600040826	1019 CAMILLA ST SW	ATLANTA	GA	30314
14 011600040834	1023 CAMILLA ST SW	ATLANTA	GA	30314
14 011600040842	1025 CAMILLA ST SW	ATLANTA	GA	30314
14 011600040859	1031 CAMILLA ST SW	ATLANTA	GA	30314
14 011600040867	1035 CAMILLA ST SW	ATLANTA	GA	30314
14 011600040875	1039 CAMILLA ST SW	ATLANTA	GA	30314
14 011600040883	1039 CAMILLA ST SW	ATLANTA	GA	30314
14 011600040909	1003 CAMILLA ST SW	ATLANTA	GA	30314
14 011600040917	1007 CAMILLA ST SW	ATLANTA	GA	30314
14 011600040925	1011 CAMILLA ST SW	ATLANTA	GA	30314
14 011600050171	962 BECKWITH ST SW	ATLANTA	GA	30314
14 011600050189	956 BECKWITH ST SW	ATLANTA	GA	30314
14 011600050197	952 BECKWITH ST SW	ATLANTA	GA	30314
14 011600050205	946 BECKWITH ST SW	ATLANTA	GA	30314
14 011600050213	942 BECKWITH ST SW	ATLANTA	GA	30314
14 011600050221	938 BECKWITH ST SW	ATLANTA	GA	30314
14 011600050239	87 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600050247	91 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600050254	95 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600050262	103 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

These properties are all candidates for potential acquisition for the purpose of AHA's Choice Neighborhoods Implementation. AHA make seek to expand its real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.

NOTE: *For the description of any planned land transactions or other actions, refer to Section II. FY 2019 Priorities, Strategy 1: LIVE - Choice Neighborhood (CN) Atlanta funded by the CN Implementation Grant (CNIG).*

Parcel ID	Address	City	State	Zip Code
14 011600050270	937 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600050288	941 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600050296	945 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600050304	951 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600050312	955 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600050320	959 PALMETTO AVE SW	ATLANTA	GA	30314
14 011600050684	1000 PARSONS ST SW	ATLANTA	GA	30314
14 011600050692	996 PARSONS ST SW	ATLANTA	GA	30314
14 011600050726	984 PARSONS ST SW	ATLANTA	GA	30314
14 011600050734	978 PARSONS ST SW	ATLANTA	GA	30314
14 011600050742	974 PARSONS ST SW	ATLANTA	GA	30314
14 011600050759	970 PARSONS ST SW	ATLANTA	GA	30314
14 011600050767	967 CAMILLA ST SW	ATLANTA	GA	30314
14 011600050775	973 CAMILLA ST SW	ATLANTA	GA	30314
14 011600050783	977 CAMILLA ST SW	ATLANTA	GA	30314
14 011600050791	983 CAMILLA ST SW	ATLANTA	GA	30314
14 011600050809	987 CAMILLA ST SW	ATLANTA	GA	30314
14 011600050817	991 CAMILLA ST SW	ATLANTA	GA	30314
14 011600050825	995 CAMILLA ST SW	ATLANTA	GA	30314
14 011600050833	999 CAMILLA ST SW	ATLANTA	GA	30314
14 011600050841	962 PARSONS ST SW	ATLANTA	GA	30314
14 011600050858	956 PARSONS ST SW	ATLANTA	GA	30314
14 011600050866	954 PARSONS ST SW	ATLANTA	GA	30314
14 011600050874	952 PARSONS ST SW	ATLANTA	GA	30314
14 011600050890	946 PARSONS ST SW	ATLANTA	GA	30314
14 011600050908	942 PARSONS ST SW	ATLANTA	GA	30314
14 011600050916	938 PARSONS ST SW	ATLANTA	GA	30314
14 011600050924	137 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600050932	0 ASHBY ST SW	ATLANTA	GA	30314
14 011600050940	147 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600050957	155 JOSEPH E LOWERY BLVD SW	ATLANTA	GA	30314
14 011600050981	941 CAMILLA ST SW	ATLANTA	GA	30314
14 011600050999	939 CAMILLA ST SW	ATLANTA	GA	30314
14 011600051005	943 CAMILLA ST SW	ATLANTA	GA	30314
14 011600051013	945 CAMILLA ST SW	ATLANTA	GA	30314
14 011600051021	951 CAMILLA ST SW	ATLANTA	GA	30314
14 011600051039	955 CAMILLA ST SW	ATLANTA	GA	30314
14 011600051047	957 CAMILLA ST SW	ATLANTA	GA	30314
14 011600051054	961 CAMILLA ST SW	ATLANTA	GA	30314
14 011600051070	937 CAMILLA ST SW	ATLANTA	GA	30314
14 011600051096	992 PARSONS ST SW	ATLANTA	GA	30314
14 011600051104	988 PARSONS ST SW	ATLANTA	GA	30314
14 011600060287	136 FIRST ST SW	ATLANTA	GA	30314
14 011600060295	137 ROSSER ST SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

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Parcel ID	Address	City	State	Zip Code
14 011600060303	145 ROSSER ST SW	ATLANTA	GA	30314
14 011600060311	149 ROSSER ST SW	ATLANTA	GA	30314
14 011600060329	155 ROSSER ST SW	ATLANTA	GA	30314
14 011600060337	159 ROSSER ST SW	ATLANTA	GA	30314
14 011600060345	165 ROSSER ST SW	ATLANTA	GA	30314
14 011600060352	171 ROSSER ST SW	ATLANTA	GA	30314
14 011600060360	175 ROSSER ST SW	ATLANTA	GA	30314
14 011600060378	181 ROSSER ST SW	ATLANTA	GA	30314
14 011600060386	185 ROSSER ST SW	ATLANTA	GA	30314
14 011600060394	191 ROSSER ST SW	ATLANTA	GA	30314
14 011600060402	195 ROSSER ST SW	ATLANTA	GA	30314
14 011600060410	1127 FAIR ST SW	ATLANTA	GA	30314
14 011600060428	1131 FAIR ST SW	ATLANTA	GA	30314
14 011600060436	1137 FAIR ST SW	ATLANTA	GA	30314
14 011600060444	1143 FAIR ST SW	ATLANTA	GA	30314
14 011600060451	1149 FAIR ST SW	ATLANTA	GA	30314
14 011600060469	192 FIRST ST SW	ATLANTA	GA	30314
14 011600060477	186 FIRST ST SW	ATLANTA	GA	30314
14 011600060485	180 FIRST ST SW	ATLANTA	GA	30314
14 011600060493	172 FIRST ST SW	ATLANTA	GA	30314
14 011600060501	166 FIRST ST SW	ATLANTA	GA	30314
14 011600060519	164 FIRST ST SW	ATLANTA	GA	30314
14 011600060527	158 FIRST ST SW	ATLANTA	GA	30314
14 011600060535	152 FIRST ST SW	ATLANTA	GA	30314
14 011600060543	146 FIRST ST SW	ATLANTA	GA	30314
14 011600060550	142 FIRST ST SW	ATLANTA	GA	30314
14 011600060576	139 LAWTON ST SW	ATLANTA	GA	30314
14 011600060584	147 LAWTON ST SW	ATLANTA	GA	30314
14 011600060592	151 LAWTON ST SW	ATLANTA	GA	30314
14 011600060600	159 LAWTON ST SW	ATLANTA	GA	30314
14 011600060618	165 LAWTON ST SW	ATLANTA	GA	30314
14 011600060626	171 LAWTON ST SW	ATLANTA	GA	30314
14 011600060634	177 LAWTON ST SW	ATLANTA	GA	30314
14 011600060642	185 LAWTON ST SW	ATLANTA	GA	30314
14 011600060659	191 LAWTON ST SW	ATLANTA	GA	30314
14 011600060667	1091 FAIR ST SW	ATLANTA	GA	30314
14 011600060675	1097 FAIR ST SW	ATLANTA	GA	30314
14 011600060683	1103 FAIR ST SW	ATLANTA	GA	30314
14 011600060691	1109 FAIR ST SW	ATLANTA	GA	30314
14 011600060709	1115 FAIR ST SW	ATLANTA	GA	30314
14 011600060717	194 ROSSER ST SW	ATLANTA	GA	30314
14 011600060725	190 ROSSER ST SW	ATLANTA	GA	30314
14 011600060733	184 ROSSER ST SW	ATLANTA	GA	30314
14 011600060741	180 ROSSER ST SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

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Parcel ID	Address	City	State	Zip Code
14 011600060758	174 ROSSER ST SW	ATLANTA	GA	30314
14 011600060766	170 ROSSER ST SW	ATLANTA	GA	30314
14 011600060774	164 ROSSER ST SW	ATLANTA	GA	30314
14 011600060782	160 ROSSER ST SW	ATLANTA	GA	30314
14 011600060790	154 ROSSER ST SW	ATLANTA	GA	30314
14 011600060808	150 ROSSER ST SW	ATLANTA	GA	30314
14 011600060816	140 ROSSER ST SW	ATLANTA	GA	30314
14 011600060824	135 LAWTON ST SW	ATLANTA	GA	30314
14 011600070013	1180 FAIR ST SW	ATLANTA	GA	30314
14 011600070021	1176 FAIR ST SW	ATLANTA	GA	30314
14 011600070039	1170 FAIR ST SW	ATLANTA	GA	30314
14 011600070047	1166 FAIR ST SW	ATLANTA	GA	30314
14 011600070054	1160 FAIR ST SW	ATLANTA	GA	30314
14 011600070062	225 FIRST ST SW	ATLANTA	GA	30314
14 011600070070	229 FIRST ST SW	ATLANTA	GA	30314
14 011600070088	233 FIRST ST SW	ATLANTA	GA	30314
14 011600070096	239 FIRST ST SW	ATLANTA	GA	30314
14 011600070104	243 FIRST ST SW	ATLANTA	GA	30314
14 011600070112	247 FIRST ST SW	ATLANTA	GA	30314
14 011600070120	253 FIRST ST SW	ATLANTA	GA	30314
14 011600070138	1159 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600070146	1161 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600070153	1167 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600070161	1173 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600070179	1177 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600070187	1181 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600070195	1187 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600070203	254 HOLDERNESS ST SW	ATLANTA	GA	30314
14 011600070211	248 HOLDERNESS ST SW	ATLANTA	GA	30314
14 011600070229	244 HOLDERNESS ST SW	ATLANTA	GA	30314
14 011600070237	238 HOLDERNESS ST SW	ATLANTA	GA	30314
14 011600070245	234 HOLDERNESS ST SW	ATLANTA	GA	30314
14 011600070252	230 HOLDERNESS ST SW	ATLANTA	GA	30314
14 011600070260	226 HOLDERNESS ST SW	ATLANTA	GA	30314
14 011600070278	1150 FAIR ST SW	ATLANTA	GA	30314
14 011600070286	1144 FAIR ST SW	ATLANTA	GA	30314
14 011600070294	1138 FAIR ST SW	ATLANTA	GA	30314
14 011600070302	1132 FAIR ST SW	ATLANTA	GA	30314
14 011600070310	1128 FAIR ST SW	ATLANTA	GA	30314
14 011600070328	231 ROSSER ST SW	ATLANTA	GA	30314
14 011600070336	237 ROSSER ST SW	ATLANTA	GA	30314
14 011600070344	245 ROSSER ST SW	ATLANTA	GA	30314
14 011600070351	251 ROSSER ST SW	ATLANTA	GA	30314
14 011600070369	259 ROSSER ST SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

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Parcel ID	Address	City	State	Zip Code
14 011600070377	263 ROSSER ST SW	ATLANTA	GA	30314
14 011600070385	1125 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600070393	1131 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600070401	1137 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600070419	1143 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600070427	1149 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600070435	256 FIRST ST SW	ATLANTA	GA	30314
14 011600070443	250 FIRST ST SW	ATLANTA	GA	30314
14 011600070450	244 FIRST ST SW	ATLANTA	GA	30314
14 011600070468	240 FIRST ST SW	ATLANTA	GA	30314
14 011600070476	234 FIRST ST SW	ATLANTA	GA	30314
14 011600070484	230 FIRST ST SW	ATLANTA	GA	30314
14 011600070492	224 FIRST ST SW	ATLANTA	GA	30314
14 011600070500	1116 FAIR ST SW	ATLANTA	GA	30314
14 011600070518	1110 FAIR ST SW	ATLANTA	GA	30314
14 011600070526	1104 FAIR ST SW	ATLANTA	GA	30314
14 011600070534	1098 FAIR ST SW	ATLANTA	GA	30314
14 011600070542	1092 FAIR ST SW	ATLANTA	GA	30314
14 011600070559	229 LAWTON ST SW	ATLANTA	GA	30314
14 011600070567	237 LAWTON ST SW	ATLANTA	GA	30314
14 011600070575	249 LAWTON ST SW	ATLANTA	GA	30314
14 011600070583	253 LAWTON ST SW	ATLANTA	GA	30314
14 011600070591	261 LAWTON ST SW	ATLANTA	GA	30314
14 011600070609	265 LAWTON ST SW	ATLANTA	GA	30314
14 011600070617	0 LAWTON ST SW	ATLANTA	GA	30314
14 011600070674	266 ROSSER ST SW	ATLANTA	GA	30314
14 011600070682	262 ROSSER ST SW	ATLANTA	GA	30314
14 011600070690	254 ROSSER ST SW	ATLANTA	GA	30314
14 011600070708	246 ROSSER ST SW	ATLANTA	GA	30314
14 011600070716	238 ROSSER ST SW	ATLANTA	GA	30314
14 011600070724	230 ROSSER ST SW	ATLANTA	GA	30314
14 011600070757	1097 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600080012	1082 CAMILLA ST SW	ATLANTA	GA	30314
14 011600080020	1076 CAMILLA ST SW	ATLANTA	GA	30314
14 011600080038	1070 CAMILLA ST SW	ATLANTA	GA	30314
14 011600080046	1066 CAMILLA ST SW	ATLANTA	GA	30314
14 011600080053	1060 CAMILLA ST SW	ATLANTA	GA	30314
14 011600080061	1052 CAMILLA ST SW	ATLANTA	GA	30314
14 011600080079	1044 CAMILLA ST SW	ATLANTA	GA	30314
14 011600080087	1038 CAMILLA ST SW	ATLANTA	GA	30314
14 011600080095	1032 CAMILLA ST SW	ATLANTA	GA	30314
14 011600080103	1027 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080111	1033 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080129	1039 ASHBY GROVE SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

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Parcel ID	Address	City	State	Zip Code
14 011600080137	1045 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080145	1051 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080152	1061 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080160	1063 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080178	1069 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080186	1073 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080194	1077 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080202	1081 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080210	1082 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080228	1078 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080236	1074 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080244	1070 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080251	1066 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080269	1062 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080277	1056 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080285	1052 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080293	1046 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080301	1040 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080319	1036 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080327	1032 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080335	1026 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600080343	1025 FAIR ST SW	ATLANTA	GA	30314
14 011600080350	1031 FAIR ST SW	ATLANTA	GA	30314
14 011600080368	1035 FAIR ST SW	ATLANTA	GA	30314
14 011600080376	1039 FAIR ST SW	ATLANTA	GA	30314
14 011600080384	1045 FAIR ST SW	ATLANTA	GA	30314
14 011600080392	1051 FAIR ST SW	ATLANTA	GA	30314
14 011600080400	1057 FAIR ST SW	ATLANTA	GA	30314
14 011600080418	1061 FAIR ST SW	ATLANTA	GA	30314
14 011600080426	1065 FAIR ST SW	ATLANTA	GA	30314
14 011600080434	1069 FAIR ST SW	ATLANTA	GA	30314
14 011600080442	1073 FAIR ST SW	ATLANTA	GA	30314
14 011600080459	1077 FAIR ST SW	ATLANTA	GA	30314
14 011600080467	1081 FAIR ST SW	ATLANTA	GA	30314
14 011600080970	1083 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600080988	0 LAWTON ST SW	ATLANTA	GA	30314
14 011600081036	0 LAWTON ST SW	ATLANTA	GA	30314
14 011600081044	0 LAWTON ST SW	ATLANTA	GA	30314
14 011600090011	1021 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090029	1012 CAMILLA ST SW	ATLANTA	GA	30314
14 011600090037	1017 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090045	1013 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090052	1009 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090060	1007 ASHBY GROVE SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

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Parcel ID	Address	City	State	Zip Code
14 011600090078	1003 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090086	1001 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090094	997 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090102	996 CAMILLA ST SW	ATLANTA	GA	30314
14 011600090110	990 CAMILLA ST SW	ATLANTA	GA	30314
14 011600090128	989 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090136	984 CAMILLA ST SW	ATLANTA	GA	30314
14 011600090144	987 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090151	981 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090169	977 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090177	973 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090185	970 CAMILLA ST SW	ATLANTA	GA	30314
14 011600090193	965 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090201	961 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090219	957 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090227	953 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090235	949 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090243	945 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090276	937 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090284	0 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090292	0 ASHBY ST SW	ATLANTA	GA	30314
14 011600090300	171 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600090318	1022 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090326	1018 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090334	1014 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090342	1010 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090359	1008 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090367	1004 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090375	1002 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090383	998 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090391	996 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090409	992 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090417	990 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090425	0 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090433	982 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090441	978 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090458	974 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090466	970 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090474	966 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090482	960 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090490	956 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090508	952 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090516	950 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090524	946 ASHBY GROVE SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

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Parcel ID	Address	City	State	Zip Code
14 011600090532	942 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090540	938 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600090573	193 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600090615	937 FAIR ST SW	ATLANTA	GA	30314
14 011600090623	945 FAIR ST SW	ATLANTA	GA	30314
14 011600090631	949 FAIR ST SW	ATLANTA	GA	30314
14 011600090649	0 FAIR ST SW	ATLANTA	GA	30314
14 011600090656	957 FAIR ST SW	ATLANTA	GA	30314
14 011600090664	961 FAIR ST SW	ATLANTA	GA	30314
14 011600090672	965 FAIR ST SW	ATLANTA	GA	30314
14 011600090680	969 FAIR ST SW	ATLANTA	GA	30314
14 011600090698	973 FAIR ST SW	ATLANTA	GA	30314
14 011600090706	977 FAIR ST SW	ATLANTA	GA	30314
14 011600090714	981 FAIR ST SW	ATLANTA	GA	30314
14 011600090722	985 FAIR ST SW	ATLANTA	GA	30314
14 011600090730	987 FAIR ST SW	ATLANTA	GA	30314
14 011600090748	991 FAIR ST SW	ATLANTA	GA	30314
14 011600090755	995 FAIR ST SW	ATLANTA	GA	30314
14 011600090763	997 FAIR ST SW	ATLANTA	GA	30314
14 011600090771	1001 FAIR ST SW	ATLANTA	GA	30314
14 011600090789	1003 FAIR ST SW	ATLANTA	GA	30314
14 011600090797	1007 FAIR ST SW	ATLANTA	GA	30314
14 011600090805	1011 FAIR ST SW	ATLANTA	GA	30314
14 011600090813	0 FAIR ST SW	ATLANTA	GA	30314
14 011600090821	1017 FAIR ST SW	ATLANTA	GA	30314
14 011600090839	1021 FAIR ST SW	ATLANTA	GA	30314
14 011600090896	1006 FAIR ST SW	ATLANTA	GA	30314
14 011600090904	1002 FAIR ST SW	ATLANTA	GA	30314
14 011600090912	998 FAIR ST SW	ATLANTA	GA	30314
14 011600090920	996 FAIR ST SW	ATLANTA	GA	30314
14 011600090938	992 FAIR ST SW	ATLANTA	GA	30314
14 011600090946	990 FAIR ST SW	ATLANTA	GA	30314
14 011600090953	986 FAIR ST SW	ATLANTA	GA	30314
14 011600090961	982 FAIR ST SW	ATLANTA	GA	30314
14 011600091092	974 FAIR ST SW	ATLANTA	GA	30314
14 011600091100	968 FAIR ST SW	ATLANTA	GA	30314
14 011600091118	966 FAIR ST SW	ATLANTA	GA	30314
14 011600091126	964 FAIR ST SW	ATLANTA	GA	30314
14 011600091134	958 FAIR ST SW	ATLANTA	GA	30314
14 011600091142	954 FAIR ST SW	ATLANTA	GA	30314
14 011600091159	950 FAIR ST SW	ATLANTA	GA	30314
14 011600091167	946 FAIR ST SW	ATLANTA	GA	30314
14 011600091175	942 FAIR ST SW	ATLANTA	GA	30314
14 011600091183	938 FAIR ST SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

These properties are all candidates for potential acquisition for the purpose of AHA's Choice Neighborhoods Implementation. AHA make seek to expand its real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.

NOTE: *For the description of any planned land transactions or other actions, refer to Section II. FY 2019 Priorities, Strategy 1: LIVE - Choice Neighborhood (CN) Atlanta funded by the CN Implementation Grant (CNIG).*

Parcel ID	Address	City	State	Zip Code
14 011600091191	936 FAIR ST SW	ATLANTA	GA	30314
14 011600091209	930 FAIR ST SW	ATLANTA	GA	30314
14 011600091217	928 FAIR ST SW	ATLANTA	GA	30314
14 011600091225	211 JOSEPH E LOWERY BLVD SW	ATLANTA	GA	30314
14 011600091233	215 JOSEPH E LOWERY BLVD SW	ATLANTA	GA	30314
14 011600091241	219 JOSEPH E LOWERY BLVD SW	ATLANTA	GA	30314
14 011600091258	225 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600091266	0 ASHBY ST SW	ATLANTA	GA	30314
14 011600091274	929 JOYCE ST SW	ATLANTA	GA	30314
14 011600091282	933 JOYCE ST SW	ATLANTA	GA	30314
14 011600091290	937 JOYCE ST SW	ATLANTA	GA	30314
14 011600091308	941 JOYCE ST SW	ATLANTA	GA	30314
14 011600091316	945 JOYCE ST SW	ATLANTA	GA	30314
14 011600091324	0 JOYCE ST SW	ATLANTA	GA	30314
14 011600091332	953 JOYCE ST SW	ATLANTA	GA	30314
14 011600091340	957 JOYCE ST SW 67	ATLANTA	GA	30314
14 011600091357	961 JOYCE ST SW	ATLANTA	GA	30314
14 011600091365	965 JOYCE ST SW	ATLANTA	GA	30314
14 011600091373	969 JOYCE ST SW	ATLANTA	GA	30314
14 011600091381	975 JOYCE ST SW	ATLANTA	GA	30314
14 011600091431	941 ASHBY GROVE SW	ATLANTA	GA	30314
14 011600091449	0 ASHBY ST SW	ATLANTA	GA	30314
14 011600100273	0 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600100281	993 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600100299	985 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600100307	981 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600100323	0 JOYCE ST SW	ATLANTA	GA	30314
14 011600100331	0 JOYCE ST SW	ATLANTA	GA	30314
14 011600100349	0 JOYCE ST SW	ATLANTA	GA	30314
14 011600100356	964 JOYCE ST SW	ATLANTA	GA	30314
14 011600100372	960 JOYCE ST SW	ATLANTA	GA	30314
14 011600100380	956 JOYCE ST SW	ATLANTA	GA	30314
14 011600100398	952 JOYCE ST SW	ATLANTA	GA	30314
14 011600100406	950 JOYCE ST SW	ATLANTA	GA	30314
14 011600100448	940 JOYCE ST SW	ATLANTA	GA	30314
14 011600100455	936 JOYCE ST SW	ATLANTA	GA	30314
14 011600100463	930 JOYCE ST SW	ATLANTA	GA	30314
14 011600100489	237 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600100497	241 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600100505	0 ASHBY ST SW	ATLANTA	GA	30314
14 011600100547	265 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600100554	269 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600100562	273 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600100570	929 FRANK ST SW	ATLANTA	GA	30314

Housing Opportunities

Choice Neighborhoods Atlanta - Potential Property Acquisition

These properties are all candidates for potential acquisition for the purpose of AHA's Choice Neighborhoods Implementation. AHA make seek to expand its real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.

NOTE: *For the description of any planned land transactions or other actions, refer to Section II. FY 2019 Priorities, Strategy 1: LIVE - Choice Neighborhood (CN) Atlanta funded by the CN Implementation Grant (CNIG).*

Parcel ID	Address	City	State	Zip Code
14 011600100588	931 FRANK ST SW	ATLANTA	GA	30314
14 011600100596	937 FRANK ST SW	ATLANTA	GA	30314
14 011600100604	941 FRANK ST SW	ATLANTA	GA	30314
14 011600100612	945 FRANK ST SW	ATLANTA	GA	30314
14 011600100620	955 FRANK ST SW	ATLANTA	GA	30314
14 011600100638	957 FRANK ST SW	ATLANTA	GA	30314
14 011600100646	961 FRANK ST SW	ATLANTA	GA	30314
14 011600100653	963 FRANK ST SW	ATLANTA	GA	30314
14 011600100679	971 FRANK ST SW	ATLANTA	GA	30314
14 011600100687	0 FRANK ST SW	ATLANTA	GA	30314
14 011600100695	0 FRANK ST SW	ATLANTA	GA	30314
14 011600100703	250 ABBOTT ST SW	ATLANTA	GA	30314
14 011600100745	968 FRANK ST SW	ATLANTA	GA	30314
14 011600100752	964 FRANK ST SW	ATLANTA	GA	30314
14 011600100760	960 FRANK ST SW	ATLANTA	GA	30314
14 011600100778	954 FRANK ST SW	ATLANTA	GA	30314
14 011600100786	952 FRANK ST SW	ATLANTA	GA	30314
14 011600100794	948 FRANK ST SW	ATLANTA	GA	30314
14 011600100802	944 FRANK ST SW	ATLANTA	GA	30314
14 011600100810	940 FRANK ST SW	ATLANTA	GA	30314
14 011600100828	0 FRANK ST SW	ATLANTA	GA	30314
14 011600100836	0 FRANK ST SW	ATLANTA	GA	30314
14 011600100844	928 FRANK ST SW	ATLANTA	GA	30314
14 011600100851	0 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600100869	285 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600100893	931 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600100901	935 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600100919	939 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600100927	943 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600100935	0 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600100943	949 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600100950	953 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600100968	0 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600100992	0 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600101008	975 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600101081	961 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600101099	980 FRANK ST SW	ATLANTA	GA	30314
14 011600101107	0 JOYCE ST SW	ATLANTA	GA	30314
14 011600101115	942 JOYCE ST SW	ATLANTA	GA	30314
14 011600101149	0 WESTVIEW DR SW	ATLANTA	GA	30314
14 011600101156	1017 AGNES JONES PL SW	ATLANTA	GA	30314
14 011600101198	295 JOSEPH E LOWERY BLVD NW	ATLANTA	GA	30314
14 011600101206	929 FRANK ST SW	ATLANTA	GA	30314

Housing Opportunities

5. Leasing and Waiting List Information

Since the start of the Moving To Work Demonstration, AHA has gauged its progress annually through established performance benchmark goals guided by AHA's Revision of the MTW Benchmarks Protocol which outlines a set of performance measures and target goals for AHA's reporting.

Community & Program Type	Potential Issues Leasing Units	Potential Changes in Waiting Lists
AHA-Owned Communities	Due to RAD conversions, AHA may stop leasing units at one or more properties in order to create vacancies to faciltate movement of residents during the renovation projects planned for the communities.	AHA engages in recurring dialog with its Property Management-Developer (PMD) partners to ensure that they maintain adequate and appropriate waiting lists to optimize community occupancy at AHA-Owned Communities. Due to challenges finding temporary housing during renovations, AHA will consider using its Special Admissions Policy to assist residents who must be relocated during a RAD conversion. AHA is also exploring whether to implement its Board-approved Anti-Displacement Preference at one or more AHA-Owned Communities following RAD conversions. AHA does not anticipate any significant changes to the number of families on the waiting list.
MIXED, HomeFlex & HAVEN Communities	The Owners and Management Agents are responsible for all aspects of leasing and occupancy of the assisted units. While it is difficult to project any potential leasing issues, through its Portfolio Management function and property management oversight functions, AHA will continue to monitor the performance benchmarks for the entire portfolio and work with the Owners and Management Agents to address any adverse trends.	The waiting lists at these communities are administered at the sites by the respective Owners and Management Agents. Each is responsible for the opening, closing, ongoing maintenance and purging the site-based waiting list pursuant to their business needs and as defined in their management procedures. For waiting lists at HAVEN Communities, AHA has begun implementation of a centralized referral process based on Coordinated Entry, a proven national model for successfully transitioning and housing at-risk families. For new projects or existing projects where the Owner agrees, AHA may implement its Board-approved Anti-Displacement Preference. AHA is not able to assess the potential change in the number of families on the waiting list since the Owners and Management Agents may, at any time, decide to open or purge the site-based waiting list.
Housing Choice Tenant-Based Voucher Program	The vacancy rate in AHA's jurisdiction in privately-owned multifamily properties is reported at 5% or less. In light of the tight local rental market, AHA will monitor market conditions and continue to utilize its MTW flexibility to implement innovative leasing strategies to create additional quality housing opportunities for families.	During FY 2017, AHA opened its waiting list using a board-approved Local Residency Preference to serve local affordable housing needs and priorities. AHA continued pulling from the FY 2017 waiting list in FY 2018 and will do so again in FY 2019, subject to funding availability.

AHA-Owned, Managed and Sponsored Communities

(as of February 19, 2018)

Definitions:
- PH = Public Housing (ACC-assisted) units
- HomeFlex = AHA's MTW-Approved Project Based Rental Assistance program units
- LIHTC = Low-Income Housing Tax Credit units. Most PH and HomeFlex-assisted units in mixed-income, mixed-finance communities are developed using low income tax credit equity and are also tax credit units. For reporting purposes, these units are categorized as PH or HomeFlex units (not as LIHTC-only units).
- MIXED = AHA-Sponsored, mixed-use, mixed-income communities

AHA-Owned Communities

AHA's public housing residential communities serving mostly seniors and disabled adults (9 high-rises) and families (2 communities). Units are under Section 9 Annual Contributions Contracts (ACC).

These communities are candidates for demolition, disposition, subsidy reformulation, and/or other repositioning activities.

#	Community	Property Type	Type of Assistance	
			PH	HomeFlex
1	Barge Road Highrise	Senior/Disabled	X	
2	Cheshire Bridge Road Highrise	Senior/Disabled	X	
3	Cosby Spear Highrise	Senior/Disabled	X	
4	East Lake Highrise [1]	Senior/Disabled	X	
5	Georgia Avenue Highrise	Senior/Disabled	X	
6	Hightower Manor Highrise	Senior/Disabled	X	
7	Marian Road Highrise	Senior/Disabled	X	
8	Marietta Road Highrise	Senior/Disabled	X	
9	Peachtree Road Highrise	Senior/Disabled	X	
10	Martin Street Plaza	Family	X	
11	Westminster	Family	X	

[1] *All communities are located in Fulton County, except East Lake Highrise which is located in DeKalb County.*

AHA-Owned, Managed and Sponsored Communities
(as of February 19, 2018)

MIXED Communities

AHA's real estate development program facilitates, by private real estate developers, the creation of market-rate quality mixed-use, mixed-income communities associated with the sites of former public housing projects. Portions of the sites have been disposed of to new owner entities to facilitate the development of the rental phases below. Development of the rental phases is funded through conventional debt, HUD funds, and Low Income Housing Tax Credits (LIHTC).

#	Community	Former Public Housing Community	Type of Assistance		
			PH	HomeFlex	LIHTC
1	Ashley Auburn Pointe I	Grady Homes	X	X	X
2	Ashley Auburn Pointe II	Grady Homes	X	X	
3	Ashley CollegeTown I	Harris Homes	X		X
4	Ashley CollegeTown II	Harris Homes	X	X	X
5	Ashley Courts at Cascade I	Kimberly Courts	X	X	X
6	Ashley Courts at Cascade II	Kimberly Courts	X	X	X
7	Ashley Courts at Cascade III	Kimberly Courts	X	X	X
8	Ashley Terrace at West End	Kimberly Courts	X		X
9	Atrium at CollegeTown	Harris Homes	X	X	
10	Capitol Gateway I	Capitol Homes	X	X	X
11	Capitol Gateway II	Capitol Homes	X	X	X
12	Centennial Place I	Techwood/Clark Howell Homes		X	X
13	Centennial Place II	Techwood/Clark Howell Homes		X	X
14	Centennial Place III	Techwood/Clark Howell Homes		X	X
15	Centennial Place IV	Techwood/Clark Howell Homes		X	X
16	Columbia Commons	East Lake	X	X	X
17	Columbia Creste at West Highlands	Perry Homes	X		X
18	Columbia Estates at West Highlands	Perry Homes	X		X
19	Columbia Grove at West Highlands	Perry Homes	X		X
20	Columbia Heritage	Perry Homes		X	
21	Columbia High Point Senior	Carver Homes		X	
22	Columbia Mechanicsville Apartments	McDaniel Glenn	X	X	X
23	Columbia Park Citi at West Highlands	Perry Homes	X		X
24	Columbia Senior Residences at Mechanicsville	McDaniel Glenn	X	X	X

AHA-Owned, Managed and Sponsored Communities
(as of February 19, 2018)

MIXED Communities

#	Community	Former Public Housing Community	Type of Assistance		
			PH	HomeFlex	LIHTC
25	Columbia Senior Residences at MLK	Capitol Homes		X	
26	Columbia Tower at MLK Village	Capitol Homes		X	
27	Columbia Village[1]	East Lake	X		X
28	The Gardens at CollegeTown	Harris Homes	X		
29	Juniper and Tenth Highrise [2]	N/A		X	
30	Magnolia Park I	John Eagan Homes	X		X
31	Magnolia Park II	John Eagan Homes	X		X
32	Mechanicsville Crossing	McDaniel Glenn	X	X	
33	Mechanicsville Station	McDaniel Glenn	X	X	
34	Oasis at Scholars Landing	University Homes		X	
35	Parkside at Mechanicsville	McDaniel Glenn	X	X	X
36	Piedmont Road Highrise [2]	N/A		X	
37	Veranda at Auburn Pointe	Grady Homes	X	X	
38	Veranda at Auburn Pointe II	Grady Homes		X	
39	Veranda at Auburn Pointe III	Grady Homes		X	
40	Veranda at Carver	Carver Homes		X	
41	Veranda at CollegeTown	Harris Homes		X	
42	Veranda at Scholars Landing	University Homes		X	
43	Village at Castleberry Hill I	John Hope Homes	X		X
44	Village at Castleberry Hill II	John Hope Homes	X		X
45	Villages at Carver I	Carver Homes	X		X
46	Villages at Carver II	Carver Homes	X		X
47	Villages at Carver III	Carver Homes	X		X
48	Villages at Carver V	Carver Homes	X		X
49	Villages of East Lake I[1]	East Lake	X		
50	Villages of East Lake II[1]	East Lake	X		

[1] All communities are located in Fulton County, except Columbia Village and Villages of East Lake I and II, which are located in DeKalb County.

[2] Under the Rental Assistance Demonstration (RAD) Program, the operating subsidy for all public housing units were converted to HomeFlex (AHA's Project Based Rental Assistance program) in FY 2017 and FY 2018.

Note: The former public housing communities Grady Homes, Carver Homes, Capitol Homes, Harris Homes, McDaniel Glenn, Perry Homes, University Homes, and Techwood/Clark Howell Homes are all in an active redevelopment process, which includes one or more of the following phases: master planning, resident relocation, demolition, disposition, construction, lease-up, and/or subsidy reformulation.

AHA-Owned, Managed and Sponsored Communities
(as of February 19, 2018)

HomeFlex Communities

Using the flexibility under its MTW Agreement, AHA has designed its own Project Based Rental Assistance program now called "HomeFlex." The program leverages and/or incents development by local Atlanta private real estate developers and Owner Entities to create additional mixed-income developments and supportive housing opportunities. AHA contracts with them for up to 15 years to provide rental assistance that guarantees the availability of affordable units to low-income families for the life of the agreement. Development funding may consist of conventional debt, HUD funds, and Low Income Housing Tax Credits (LIHTC).

#	Community	Type of Assistance		
		PH	HomeFlex	LIHTC
1	Adamsville Green		X	
2	Arcadia at Parkway Village		X	X
3	Ashton Browns Mill		X	
4	Auburn Glenn		X	X
5	Avalon Park Family		X	X
6	Avalon Park Senior		X	
7	Avalon Ridge		X	X
8	Campbell Stone		X	X
9	Columbia at Sylvan Hills		X	X
10	Columbia Colony Senior		X	X
11	Columbia Senior Residences at Blackshear		X	
12	Columbia Senior Residences at Edgewood [(1)]		X	
13	Columbia South River Gardens		X	X
14	Commons at Imperial Hotel		X	
15	Constitution Avenue Apartments		X	X
16	Crogman School Apartments		X	X
17	Donnelly Courts / First Step Housing		X	
18	Gateway at East Point		X	
19	GE Towers		X	X
20	Heritage Green		X	X
21	Heritage Station I		X	X
22	Heritage Station II		X	

AHA-Owned, Managed and Sponsored Communities
(as of February 19, 2018)

HomeFlex Communities

#	Community	Type of Assistance		
		PH	HomeFlex	LIHTC
23	Highbury Terraces		X	
24	Lakewood Christian Manor		X	X
25	Legacy at Walton Lakes		X	X
26	Lillie R. Campbell House		X	
27	Manor at Scott's Crossing		X	
28	Martin House at Adamsville Place		X	
29	Odyssey Villas		X	
30	O'Hern House		X	
31	Park Commons (Housing for Older Persons)		X	X
32	Park Commons (Housing for Seniors)		X	X
33	Pavilion Place		X	X
34	Peaks at MLK		X	X
35	Phoenix House		X	X
43	Veranda at Groveway		X	
44	Villas of H.O.P.E.		X	
45	Welcome House		X	X
46	Woodbridge at Parkway Village		X	

(1) *All communities are located in Fulton County, except Columbia Senior Residences at Edgewood, Retreat at Edgewood and Summit Trail, which are located in DeKalb County.*

AHA-Owned, Managed and Sponsored Communities
(as of February 19, 2018)

Former Public Housing Communities

These former public housing communities are all vacant and demolished. These properties are all candidates for demolition and/or disposition or will be used to expand AHA's real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.

#	Former Public Housing Community	HUD Project Number
1	Palmer House Highrise	GA006000140
2	Bankhead Courts	GA006000280
3	Bowen Homes	GA006000120
4	Herndon Homes	GA006000592
5	Hollywood Courts	GA006000200
6	Thomasville Heights	GA006000170
7	Englewood Manor	GA006000230
8	Jonesboro North	GA006000320
9	Jonesboro South	GA006000310
10	U-Rescue Villa	GA006000240
11	Leila Valley	GA006000290

AHA-Owned, Managed and Sponsored Communities
(as of February 19, 2018)

Facilities and Land Owned or Acquired and Affiliate-Owned Properties

These properties are all candidates for demolition and/or disposition or will be used to expand AHA's real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.

NOTE: *For the listing and description of any planned land swap and disposition transactions or other actions, refer to the HUD-approved Revitalization Plan and Section II. FY 2019 Priorities.*

Parcel ID	Address	City	State	Zip Code
14-0117-0003-055-2	0 Abbott St	Atlanta	GA	30310
14-0117-0003-017-2	320 Abbott St	Atlanta	GA	30310
15-180-02-025	0 Alston Dr SE	Atlanta	GA	30317
14-0072-0006-094-1	257 Amal Dr	Atlanta	GA	30315
15-210-03-174	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-175	0 R Amanda Street NE - Rear	Atlanta	GA	30307
15-210-03-177	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-178	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-179	0 Amanda Street NE	Atlanta	GA	30307
15-210-03-180	0 Amanda Street NE	Atlanta	GA	30307
17-0225-LL-103-6	1525 Argule Lane NW	Atlanta	GA	30318
14-0072-0002-032-5	0 Arthur J. Langford Rd	Atlanta	GA	30315
14-0116-0003-078-5	0 Ashby St	Atlanta	GA	30314
14-0046-0010-140-9	0 Auburn Ave NE	Atlanta	GA	30303
14-0046-0010-141-7	333 Auburn Ave NE	Atlanta	GA	30303
14-0046-0010-197-9	333 Auburn Ave NE	Atlanta	GA	30303
14-0117-0002-037-1	0 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-038-9	0 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-039-7	0 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-040-5	1047 Baldwin St SW	Atlanta	GA	30310
14-0117-0002-095-9	1059 Baldwin St SW	Atlanta	GA	30310
17-0267-LL-083-9	3476 Bankhead Hwy NW	Atlanta	GA	30331
14-0252-LL-064-3	2440 Barge Rd SW	Atlanta	GA	30331
14-0047-0001-093-0	0 Bedford Pl NE	Atlanta	GA	30303
14-0110-0004-034-3	875 Booker Washington Dr	Atlanta	GA	30314
14-0110-0007-007-6	880 Booker Washington Dr	Atlanta	GA	30314
14-0110-0004-036-8	883 Booker Washington Dr	Atlanta	GA	30314
14-0110-0007-006-8	886 Booker Washington Dr	Atlanta	GA	30314
14-0110-0007-004-3	890 Booker Washington Dr	Atlanta	GA	30314
14-0042-0004-080-9	951 Boulevard SE	Atlanta	GA	30312
14-0051-0009-159-4	0 Butler St	Atlanta	GA	30303
14-0051-0009-160-2	0 Butler St	Atlanta	GA	30303
17-0227-LL-146-3	1964 Carson Drive NW	Atlanta	GA	30318
17-0227-LL-147-1	1968 Carson Drive NW	Atlanta	GA	30318
17-0227-LL-148-9	1974 Carson Drive NW	Atlanta	GA	30318
17-0227-LL-149-7	1978 Carson Drive NW	Atlanta	GA	30318
17-0227-LL-150-5	1982 Carson Drive NW	Atlanta	GA	30318
17-0227-LL-151-3	1986 Carson Drive NW	Atlanta	GA	30318
17-0227-LL-152-1	1990 Carson Drive NW	Atlanta	GA	30318
14-0110-0009-017-3	757 Carter St	Atlanta	GA	30314
14-0110-0009-019-9	765 Carter St	Atlanta	GA	30314
14-0110-0009-018-1	767 Carter St	Atlanta	GA	30314

AHA-Owned, Managed and Sponsored Communities
(as of February 19, 2018)

Facilities and Land Owned or Acquired and Affiliate-Owned Properties

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Parcel ID	Address	City	State	Zip Code
14-0079-0006-003-5	0 Centennial Olympic Park Dr NW	Atlanta	GA	30313
14-0079-0011-059-0	0 Centennial Olympic Park Dr NW	Atlanta	GA	30313
17-0005-LL-144-6	2170 Cheshire Bridge Rd	Atlanta	GA	30324
17-0227-LL-018-4	0 Clarissa Dr NW	Atlanta	GA	30318
14-0041-0002-035-6	0 Climax St SE	Atlanta	GA	30315
14-0041-0002-052-1	373 Climax St SE	Atlanta	GA	30315
14-0041-0002-029-9	374 Climax St SE	Atlanta	GA	30315
14-0041-0002-051-3	379 Climax St SE	Atlanta	GA	30315
14-0041-0002-030-7	380 Climax St SE	Atlanta	GA	30315
14-0041-0002-050-5	385 Climax St SE	Atlanta	GA	30315
14-0041-0002-031-5	388 Climax St SE	Atlanta	GA	30315
14-0041-0002-049-7	393 Climax St SE	Atlanta	GA	30315
14-0041-0002-032-3	394 Climax St SE	Atlanta	GA	30315
14-0041-0002-033-1	400 Climax St SE	Atlanta	GA	30315
14-0041-0002-034-9	406 Climax St SE	Atlanta	GA	30315
14-0041-0002-048-9	407 Climax St SE	Atlanta	GA	30315
14-0041-0002-047-1	411 Climax St SE	Atlanta	GA	30315
14-0041-0002-036-4	412 Climax St SE	Atlanta	GA	30315
14-0041-0002-046-3	417 Climax St SE	Atlanta	GA	30315
14-0041-0002-037-2	418 Climax St SE	Atlanta	GA	30315
14-0041-0002-038-0	424 Climax St SE	Atlanta	GA	30315
14-0041-0002-045-5	425 Climax St SE	Atlanta	GA	30315
14-0041-0002-039-8	430 Climax St SE	Atlanta	GA	30315
14-0041-0002-044-8	431 Climax St SE	Atlanta	GA	30315
14-0041-0002-040-6	436 Climax St SE	Atlanta	GA	30315
14-0041-0002-043-0	437 Climax St SE	Atlanta	GA	30315
14-0041-0002-041-4	442 Climax St SE	Atlanta	GA	30315
14-0041-0002-042-2	443 Climax St SE	Atlanta	GA	30315
14-0085-0013-115-0	330 Crumley St SW	Atlanta	GA	30312
14-0085-0013-088-9	376 Crumley St SW	Atlanta	GA	30312
14-0085-0013-085-5	390 Crumley St SW	Atlanta	GA	30312
14-0085-0013-084-8	394 Crumley St SW	Atlanta	GA	30312
14-0117-0003-061-0	940 Cunningham Pl	Atlanta	GA	30310
14-0081-0001-110-9	0 Curran St NW	Atlanta	GA	30318
14-0081-0004-107-2	0 Curran St NW	Atlanta	GA	30318
14-0041-0002-057-0	0 Dalton St SE	Atlanta	GA	30315
14-0041-0002-053-9	374 Dalton St SE	Atlanta	GA	30315
14-0041-0002-060-4	375 Dalton St SE	Atlanta	GA	30315
14-0041-0002-054-7	380 Dalton St SE	Atlanta	GA	30315
14-0041-0002-059-6	381 Dalton St SE	Atlanta	GA	30315
14-0041-0002-055-4	386 Dalton St SE	Atlanta	GA	30315
14-0041-0002-058-8	387 Dalton St SE	Atlanta	GA	30315
14-0041-0002-056-2	394 Dalton St SE	Atlanta	GA	30315

AHA-Owned, Managed and Sponsored Communities
(as of February 19, 2018)

Facilities and Land Owned or Acquired and Affiliate-Owned Properties

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Parcel ID	Address	City	State	Zip Code
14-0045-0006-037-4	380 Decatur St SE	Atlanta	GA	30312
15-210-04-123	0 R Dekalb Ave. NE Rear	Atlanta	GA	30307
14-0075-0008-075-5	0 Doane St	Atlanta	GA	30312
17-0227-LL-003-6	590 Dobbs Circle	Atlanta	GA	30318
17-0224-0003-216-3	0 Drew Drive	Atlanta	GA	30318
17-0227-LL-075-4	0 Drew Place	Atlanta	GA	30318
15-180-03-023	380 East Lake Blvd SE	Atlanta	GA	30317
15-180-02-016	421 East Lake Blvd SE	Atlanta	GA	30317
15-180-03-025	457 East Lake Blvd SE	Atlanta	GA	30317
15-180-03-020	460 East Lake Blvd SE	Atlanta	GA	30317
14-0109-0005-076-6	178 Elm St SW	Atlanta	GA	30314
14-0109-0005-075-8	180 Elm St SW	Atlanta	GA	30314
14-0041-LL-011-0	0 Englewood Ave SE	Atlanta	GA	30315
14-0041-LL-013-6	0 Englewood Ave SE	Atlanta	GA	30315
14-0042-0007-002-0	0 Englewood Ave SE	Atlanta	GA	30315
14-0041-LL-010-2	505 Englewood Ave SE	Atlanta	GA	30315
14-0041-LL-012-8	505 Englewood Ave SE	Atlanta	GA	30315
14-0109-0005-083-2	0 Fair St SW	Atlanta	GA	30314
14-0084-0005-041-9	605-607 Fair St SW	Atlanta	GA	30314
14-0084-0005-043-5	615 Fair St SW	Atlanta	GA	30314
14-0109-0005-062-6	653 Fair St SW	Atlanta	GA	30314
14-0109-0005-073-3	655 Fair St SW	Atlanta	GA	30314
14-0109-LL-013-5	668 Fair St SW	Atlanta	GA	30314
14-0109-LL-033-3	668 Fair St SW	Atlanta	GA	30314
14-0055-0004-166-0	0 Fern Ave	Atlanta	GA	30315
14-0081-0004-104-9	0 Fifth St	Atlanta	GA	30305
14-0081-0004-105-6	0 Fifth St	Atlanta	GA	30305
14-0075-0001-212-1	610 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-213-9	614 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-214-7	618 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-215-4	622 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-216-2	626 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-217-0	632 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-205-5	633 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-206-3	637 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-218-8	638 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-207-1	639 Formwalt Street SW	Atlanta	GA	30312
14-0075-0001-219-6	644 Formwalt Street SW	Atlanta	GA	30312
14-0116-0010-082-8	0 Frank St	Atlanta	GA	30314
14-0116-0010-083-6	0 Frank St	Atlanta	GA	30314
14-0116-0010-084-4	928 Frank St	Atlanta	GA	30314
14-0116-0010-058-8	931 Frank St	Atlanta	GA	30314
14-0116-0010-059-6	937 Frank St	Atlanta	GA	30314

AHA-Owned, Managed and Sponsored Communities
(as of February 19, 2018)

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Parcel ID	Address	City	State	Zip Code
14-0116-0010-081-0	940 Frank St	Atlanta	GA	30314
14-0116-0010-060-4	941 Frank St	Atlanta	GA	30314
14-0116-0010-080-2	944 Frank St	Atlanta	GA	30314
14-0116-0010-061-2	945 Frank St	Atlanta	GA	30314
14-0116-0010-079-4	948 Frank St	Atlanta	GA	30314
14-0116-0010-078-6	952 Frank St	Atlanta	GA	30314
14-0116-0010-077-8	954 Frank St	Atlanta	GA	30314
14-0116-0010-076-0	960 Frank St	Atlanta	GA	30314
14-0116-0010-075-2	964 Frank St	Atlanta	GA	30314
14-0116-0010-074-5	968 Frank St	Atlanta	GA	30314
14-0116-0010-109-9	980 Frank St	Atlanta	GA	30314
14-0085-LL-019-0	0 Fulton St	Atlanta	GA	30312
14-0085-LL-020-8	0 Fulton St	Atlanta	GA	30312
14-0085-LL-021-6	0 Fulton St	Atlanta	GA	30312
14-0054-0003-075-5	0 Georgia Ave	Atlanta	GA	30312
14-0054-0002-082-2	142 Georgia Ave	Atlanta	GA	30312
14-0054-0002-083-0	174 Georgia Ave	Atlanta	GA	30312
14-0085-0013-101-0	0 Glenn St SW	Atlanta	GA	30312
14-0075-0001-211-3	252 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-210-5	256 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-209-7	260 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-208-9	264 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-204-8	270 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-203-0	274 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-201-4	282 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-202-2	282 Glenn Street SW	Atlanta	GA	30312
14-0075-0001-200-6	286 Glenn Street SW	Atlanta	GA	30312
14-0085-0013-102-8	1186 Glenn St SW	Atlanta	GA	30312
15-180-03-019	0 Glenwood Ave	Atlanta	GA	30317
15-180-01-008	0 Glenwood Road SE	Atlanta	GA	30317
14-0026-0001-073-7	0 Grange Dr	Atlanta	GA	30315
14-0026-0001-067-9	863 Grange Court	Atlanta	GA	30315
17-0227-LL-166-1	1944 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-167-9	1940 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-168-7	1936 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-169-5	1932 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-170-3	1928 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-171-1	1924 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-172-9	1922 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-173-7	1926 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-174-5	1930 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-175-2	1934 Granite Peak Drive NW	Atlanta	GA	30318
17-0227-LL-176-0	1938 Granite Peak Drive NW	Atlanta	GA	30318

AHA-Owned, Managed and Sponsored Communities
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Parcel ID	Address	City	State	Zip Code
17-0227-LL-177-8	1942 Granite Peak Drive NW	Atlanta	GA	30318
14-0054-0009-089-0	865 Grant Terrace	Atlanta	GA	30315
14-0082-0006-002-2	467 Gray St NW	Atlanta	GA	30318
14-0108-LL-025-0	565 Greensferry Road	Atlanta	GA	30314
14-0108-LL-023-5	600 Greensferry Road	Atlanta	GA	30314
14-0085-0009-083-6	19 Gregg St SW	Atlanta	GA	30312
17-0226-LL-019-3	0 Habershal Dr NW	Atlanta	GA	30318
17-0224-0003-214-8	1575 Habershal Dr NW	Atlanta	GA	30318
14-0007-0013-019-9	1150 Henry Thomas Dr	Atlanta	GA	30315
14-0055-0006-065-2	0 Hill St SE	Atlanta	GA	30312
14-0042-0007-004-6	1110 Hill St SE	Atlanta	GA	30312
14-0045-LL-480-3	0 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-481-1	0 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-482-9	0 Hilliard St SE	Atlanta	GA	30312
14-0046-0010-204-3	15 Hilliard St SE	Atlanta	GA	30312
14-0045-0001-058-5	20 Hilliard St SE	Atlanta	GA	30312
14-0045-0001-059-3	20 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-474-6	109 Hilliard St SE	Atlanta	GA	30312
14-0045-LL-475-3	115 Hilliard St SE	Atlanta	GA	30312
14-0045-0006-036-6	126 Hilliard St SE	Atlanta	GA	30312
17-0251-LL-007-6	1580 Hollywood Rd NW	Atlanta	GA	30318
14-0085-LL-007-5	0 Humphries St	Atlanta	GA	30312
14-0085-LL-013-3	568 Humphries St	Atlanta	GA	30312
14-0079-0006-018-3	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-019-1	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-020-9	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-021-7	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-022-5	0 Hunnicutt St NW	Atlanta	GA	30313
14-0079-0006-023-3	0 Hunnicutt St NW	Atlanta	GA	30313
14-0085-0013-095-4	0 Ira St SW	Atlanta	GA	30312
14-0085-0013-096-2	0 Ira St SW	Atlanta	GA	30312
14-0085-0013-100-2	0 Ira St SW	Atlanta	GA	30312
14-0085-0013-092-1	579 Ira St SW	Atlanta	GA	30312
14-0085-0013-094-7	587 Ira St SW	Atlanta	GA	30312
14-0085-0013-097-0	595 Ira St SW	Atlanta	GA	30312
14-0085-0013-098-8	599 Ira St SW	Atlanta	GA	30312
14-0085-0013-099-6	603 Ira St SW	Atlanta	GA	30312
17-0259-LL-163-9	0 James Jackson Pkwy NW	Atlanta	GA	30318
14-0082-0006-008-9	0 John St	Atlanta	GA	30314
14-0082-0006-009-7	0 John St	Atlanta	GA	30314
14-0082-0006-011-3	0 John St	Atlanta	GA	30314
14-0051-0009-151-1	230 John Wesley Dobbs Ave	Atlanta	GA	30303
17-0225-LL-038-4	0 Johnson Rd NW	Atlanta	GA	30318

AHA-Owned, Managed and Sponsored Communities
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Parcel ID	Address	City	State	Zip Code
17-0225-LL-040-0	0 Johnson Rd NW	Atlanta	GA	30318
17-0225-LL-025-1	1125 Johnson Rd NW	Atlanta	GA	30318
17-0225-LL-012-9	1175 Johnson Road NW	Atlanta	GA	30318
14-0027-LL-134-8	2291 Jonesboro Rd	Atlanta	GA	30315
14-0028-LL-061-2	2471 Jonesboro Rd	Atlanta	GA	30315
14-0116-0010-085-1	0 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0117-0003-013-1	0 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0110-0007-015-9	135 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0116-0010-086-9	285 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0116-0010-119-8	295 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0117-0003-054-5	325 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14-0117-0003-057-8	435 Joseph E. Lowery Blvd SW	Atlanta	GA	30310
14F-0029-LL-039-1	0 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-040-9	0 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-038-3	1371 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-041-7	1371 Kimberly Rd	Atlanta	GA	30331
14F-0029-LL-029-2	1381 Kimberly Rd	Atlanta	GA	30331
15-180-01-006	0 Lakeside Village Dr	Atlanta	GA	30317
14-0117-LL-001-0	406 Lawton St	Atlanta	GA	30310
14-0108-0007-049-2	0 Lee St SW	Atlanta	GA	30310
14-0005-0002-066-5	2413 Leila Lane	Atlanta	GA	30315
14-0047-0004-099-4	0 Linden Ave	Atlanta	GA	30308
14-0006-LL-065-9	2405 Locust Lane SE	Atlanta	GA	30315
17-0190-LL-040-1	0 Lois St NW	Atlanta	GA	30318
14-0117-0006-094-8	0 Lucile Ave	Atlanta	GA	30310
14-0117-0006-103-7	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-043-8	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-044-6	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-045-3	0 Lucile Ave	Atlanta	GA	30310
14-0117-0003-046-1	955 Lucile Avenue	Atlanta	GA	30310
14-0079-0006-017-5	0 Luckie St NW	Atlanta	GA	30313
14-0079-0001-021-2	523 Luckie St NW	Atlanta	GA	30313
17-0227-LL-153-9	1951 Lucy Compton Lane NW	Atlanta	GA	30318
17-0227-LL-154-7	1947 Lucy Compton Lane NW	Atlanta	GA	30318
17-0227-LL-155-4	1943 Lucy Compton Lane NW	Atlanta	GA	30318
17-0227-LL-156-2	1939 Lucy Compton Lane NW	Atlanta	GA	30318
17-0227-LL-157-0	1935 Lucy Compton Lane NW	Atlanta	GA	30318
17-0227-LL-158-8	1931 Lucy Compton Lane NW	Atlanta	GA	30318
14-0110-0007-058-9	0 Magnolia St NW	Atlanta	GA	30314
14-0110-0009-003-3	760 Magnolia St	Atlanta	GA	30314
14-0110-0009-002-5	768 Magnolia St	Atlanta	GA	30314
14-0110-0007-056-3	892 Magnolia St	Atlanta	GA	30314
17-0048-LL-035-5	760 Marian Rd	Atlanta	GA	30324

AHA-Owned, Managed and Sponsored Communities
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Parcel ID	Address	City	State	Zip Code
17-0244-0001-029-8	2295 Marietta Rd NW	Atlanta	GA	30318
14-0053-0002-003-9	0 Martin St	Atlanta	GA	30312
14-0053-0002-067-4	0 Martin St	Atlanta	GA	30312
14-0053-0001-101-2	371 Martin St	Atlanta	GA	30312
14-0205-0001-076-3	2610 Martin Luther King Jr Dr SW	Atlanta	GA	30311
14-0085-LL-006-7	0 McDaniel St	Atlanta	GA	30312
14-0085-LL-028-1	0 McDaniel St	Atlanta	GA	30310
14-0085-LL-029-9	0 McDaniel St	Atlanta	GA	30310
14-0085-LL-030-7	0 McDaniel St	Atlanta	GA	30310
14-0085-LL-031-5	0 McDaniel St	Atlanta	GA	30310
14-0108-LL-002-9	365 McDaniel St	Atlanta	GA	30313
14-0086-0002-081-6	749 McDaniel St	Atlanta	GA	30310
14-0008-LL-016-0	0 McDonough Blvd	Atlanta	GA	30315
14-0008-LL-022-8	0 McDonough Blvd	Atlanta	GA	30315
14-0072-LL-043-5	0 Meldon Ave	Atlanta	GA	30315
15-180-02-018	0 Memorial Dr SE	Atlanta	GA	30317
14-0044-0001-109-7	0 Memorial Dr SE	Atlanta	GA	30312
14-0052-0008-040-6	0 Memorial Dr SE	Atlanta	GA	30312
14-0053-0002-066-6	0 Memorial Dr SE	Atlanta	GA	30312
14-0052-0008-034-9	22 Memorial Dr SE	Atlanta	GA	30312
14-0053-0002-001-3	175 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-016-4	341 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-108-9	359 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-101-4	361 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-099-0	363 Memorial Dr SE	Atlanta	GA	30312
14-0044-0001-022-2	381 Memorial Dr SE	Atlanta	GA	30312
15-180-01-005	2143 Memorial Dr SE	Atlanta	GA	30317
14-0079-0002-024-5	0 Merritts Ave	Atlanta	GA	30313
14-0008-LL-015-2	1773 Moreland Ave	Atlanta	GA	30315
14-0072-LL-044-3	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-045-0	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-046-8	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-047-6	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-048-4	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-049-2	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-050-0	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-051-8	0 Moury Ave SE	Atlanta	GA	30315
14-0072-LL-023-7	174 Moury St	Atlanta	GA	30315
14-0072-0006-089-1	0 New South Pryor Rd	Atlanta	GA	30315
14-0072-0006-095-8	1765 New South Pryor Rd	Atlanta	GA	30315
14-0047-0001-001-3	301 North Ave NE	Atlanta	GA	30354
14-0047-0001-092-2	311 North Ave NE	Atlanta	GA	30354
14-0047-LL-001-5	361 North Ave NE	Atlanta	GA	30308

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Parcel ID	Address	City	State	Zip Code
14-0081-0001-112-5	0 Northside Dr	Atlanta	GA	30318
17-0149-0008-125-3	0 Northside Dr	Atlanta	GA	30318
14-0044-0001-024-8	0 Oakland Ave SE	Atlanta	GA	30312
14-0044-0001-023-0	303 Oakland Ave SE	Atlanta	GA	30312
14-0108-0003-050-4	899 Park St SW	Atlanta	GA	30310
14-0109-LL-032-5	700 Parsons Street	Atlanta	GA	30314
14-0110-LL-001-7	60 Paschal Blvd	Atlanta	GA	30314
14-0110-LL-003-3	60 Paschal Blvd	Atlanta	GA	30314
17-0111-0005-066-6	2240 Peachtree Rd NW	Atlanta	GA	30309
17-0227-LL-073-9	0 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-077-0	0 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-011-9	1800 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-026-7	1810 Perry Blvd NW	Atlanta	GA	30318
17-0227-LL-065-4	1938 Perry Blvd NW	Atlanta	GA	30318
17-0228-LL-022-5	2000 Perry Blvd NW	Atlanta	GA	30318
14-0050-LL-021-7	0 Piedmont Avenue NE	Atlanta	GA	30318
17-0055-0002-018-8	1422 Piedmont Ave NE	Atlanta	GA	30309
17-0098-LL-062-8	3603 Piedmont Rd NE	Atlanta	GA	30305
14-0079-0002-010-4	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-011-2	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-012-0	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-013-8	0 Pine St NW	Atlanta	GA	30313
14-0079-0002-014-6	0 Pine St NW	Atlanta	GA	30313
14F-0026-LL-028-7	658 Plainville Drive SW	Atlanta	GA	30331
14-0072-LL-033-6	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-034-4	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-035-1	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-036-9	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-038-5	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-040-1	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-041-9	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-042-7	0 Pryor St SE	Atlanta	GA	30315
14-0072-LL-058-3	0 Pryor St SE	Atlanta	GA	30315
14-0075-0001-227-9	637 Pryor Street SW	Atlanta	GA	30315
14-0075-0001-226-1	641 Pryor Street SW	Atlanta	GA	30315
14-0075-0001-225-3	645 Pryor Street SW	Atlanta	GA	30315
14-0075-0001-224-6	649 Pryor Street SW	Atlanta	GA	30315
14-0072-0002-031-7	0 Pryor Rd SW	Atlanta	GA	30315
14-0072-LL-057-8	0 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-023-4	1531 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-007-7	1569 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-008-5	1599 Pryor Rd SW	Atlanta	GA	30315
14-0072-0002-012-7	1623 Pryor Rd SW	Atlanta	GA	30315

AHA-Owned, Managed and Sponsored Communities
(as of February 19, 2018)

Facilities and Land Owned or Acquired and Affiliate-Owned Properties

These properties are all candidates for demolition and/or disposition or will be used to expand AHA's real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.

NOTE: *For the listing and description of any planned land swap and disposition transactions or other actions, refer to the HUD-approved Revitalization Plan and Section II. FY 2019 Priorities.*

Parcel ID	Address	City	State	Zip Code
17-0227-LL-159-6	1925 Quarry Park Place NW	Atlanta	GA	30318
17-0227-LL-160-4	1929 Quarry Park Place NW	Atlanta	GA	30318
17-0227-LL-161-2	1933 Quarry Park Place NW	Atlanta	GA	30318
17-0227-LL-162-0	1937 Quarry Park Place NW	Atlanta	GA	30318
17-0227-LL-163-8	1941 Quarry Park Place NW	Atlanta	GA	30318
17-0227-LL-164-6	1945 Quarry Park Place NW	Atlanta	GA	30318
17-0227-LL-165-3	1949 Quarry Park Place NW	Atlanta	GA	30318
14-0075-0001-223-8	207 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0075-0001-222-0	213 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0075-0001-221-2	219 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0075-0001-220-4	225 Ralph D. Abernathy Blvd. SW	Atlanta	GA	30312
14-0050-LL-024-1	0 Ralph McGill Boulevard NE	Atlanta	GA	30308
14-0053-0001-107-9	0 Rawson St	Atlanta	GA	30312
14-0053-LL-006-5	101 Rawson St	Atlanta	GA	30312
14-0085-0013-083-0	0 Ray Alley SW	Atlanta	GA	30312
14-0085-0013-113-5	0 Ray Alley SW	Atlanta	GA	30312
14-0076-0007-118-3	250 Richardson St	Atlanta	GA	30312
17-0190-LL-035-1	0 Rockdale St NW	Atlanta	GA	30318
14-0033-0001-054-8	3698 Ruby H Harper Blvd	Atlanta	GA	30354
14-0072-0002-010-1	1543-1549 S Pryor Rd	Atlanta	GA	30315
14-0072-0002-033-3	1543-1549 S Pryor Rd	Atlanta	GA	30315
14-0117-0003-019-8	0 Sells Ave SW	Atlanta	GA	30310
14-0117-0003-067-7	0 Sells Ave SW	Atlanta	GA	30310
14-0117-0003-068-5	0 Sells Ave SW	Atlanta	GA	30310
14-0117-0003-069-3	0 Sells Ave SW	Atlanta	GA	30310
14-0110-0005-089-6	791 Spencer St NW	Atlanta	GA	30314
14-0110-0005-021-9	797 Spencer St NW	Atlanta	GA	30314
14-0110-0005-022-7	801 Spencer St NW	Atlanta	GA	30314
14-0110-0004-059-0	835 Spencer St NW	Atlanta	GA	30314
14-0110-0004-060-8	843 Spencer St NW	Atlanta	GA	30314
14-0110-0004-048-3	847 Spencer St NW	Atlanta	GA	30314
14-0110-0004-056-6	855 Spencer St NW	Atlanta	GA	30314
14-0110-0004-057-4	859 Spencer St NW	Atlanta	GA	30314
14-0110-0004-015-2	883 Spencer St NW	Atlanta	GA	30314
14-0110-0004-016-0	887 Spencer St NW	Atlanta	GA	30314
14-0110-0004-018-6	895 Spencer St NW	Atlanta	GA	30314
17-0227-LL-121-6	1936 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-122-4	1942 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-123-2	1948 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-124-0	1952 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-125-7	1956 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-126-5	1960 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-127-3	1964 Stanfield Avenue NW	Atlanta	GA	30318

AHA-Owned, Managed and Sponsored Communities
(as of February 19, 2018)

Facilities and Land Owned or Acquired and Affiliate-Owned Properties

These properties are all candidates for demolition and/or disposition or will be used to expand AHA's real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.

NOTE: *For the listing and description of any planned land swap and disposition transactions or other actions, refer to the HUD-approved Revitalization Plan and Section II. FY 2019 Priorities.*

Parcel ID	Address	City	State	Zip Code
17-0227-LL-128-1	1968 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-140-6	1985 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-141-4	1981 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-142-2	1977 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-143-0	1973 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-144-8	1969 Stanfield Avenue NW	Atlanta	GA	30318
17-0227-LL-145-5	1965 Stanfield Avenue NW	Atlanta	GA	30318
14-0079-0003-075-6	0 Techwood Dr	Atlanta	GA	30313
17-0106-0009-118-8	150 Tenth St NE	Atlanta	GA	30309
14-0026-0005-026-1	0 Thomasville Blvd	Atlanta	GA	30315
14-0026-0005-027-9	0 Thomasville Blvd	Atlanta	GA	30315
14-0026-LL-051-5	0 Thomasville Blvd	Atlanta	GA	30315
14-0110-0005-006-0	804 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-053-3	834 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-054-1	838 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-064-0	842 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-061-6	846 Thurmond St NW	Atlanta	GA	30314
14-0110-0004-062-4	850 Thurmond St NW	Atlanta	GA	30314
14-0007-0005-025-6	0 Velma St	Atlanta	GA	30315
14-0084-0005-090-6	136 Vine St	Atlanta	GA	30314
14-0084-0005-091-4	138 Vine St	Atlanta	GA	30314
14-0084-0005-051-8	140 Vine St	Atlanta	GA	30314
14-0084-0005-050-0	146 Vine St	Atlanta	GA	30314
14-0084-0005-049-2	152 Vine St	Atlanta	GA	30314
14-0084-0005-048-4	158 Vine St	Atlanta	GA	30314
14-0084-0005-095-5	162 Vine St	Atlanta	GA	30314
14-0084-0005-096-3	162 Vine St	Atlanta	GA	30314
14-0084-0005-046-8	168 Vine St	Atlanta	GA	30314
14-0084-0005-044-3	172 Vine St	Atlanta	GA	30314
14-0084-0005-034-4	175 Walnut St	Atlanta	GA	30314
14-0117-0005-061-8	0 West End Pl SW	Atlanta	GA	30310
14-0116-0010-027-3	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-093-5	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-096-8	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-099-2	0 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-114-9	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-003-3	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-007-4	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-008-2	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-014-0	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-104-9	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-008-1	0 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-010-7	926 Westview Dr SW	Atlanta	GA	30310

AHA-Owned, Managed and Sponsored Communities
(as of February 19, 2018)

Facilities and Land Owned or Acquired and Affiliate-Owned Properties

These properties are all candidates for demolition and/or disposition or will be used to expand AHA's real estate portfolio, provide affordable and/or mixed-income, mixed-use housing opportunities, and support local revitalization initiatives to stabilize local neighborhoods.

NOTE: *For the listing and description of any planned land swap and disposition transactions or other actions, refer to the HUD-approved Revitalization Plan and Section II. FY 2019 Priorities.*

Parcel ID	Address	City	State	Zip Code
14-0117-0003-009-9	930 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-089-3	931 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-090-1	935 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-007-3	938 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-091-9	939 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-064-4	940 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-092-7	943 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-004-0	944 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-003-2	948 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-094-3	949 Westview Dr SW	Atlanta	GA	30310
14-0117-0003-002-4	952 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-095-0	953 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-108-1	961 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-100-8	975 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-030-7	981 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-029-9	985 Westview Dr SW	Atlanta	GA	30310
14-0116-0010-028-1	993 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-016-5	1006 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-015-7	1012 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-013-2	1018 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-012-4	1020 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-011-6	1022 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-010-8	1026 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-009-0	1030 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-006-6	1040 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-005-8	1044 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-004-1	1048 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-002-5	1056 Westview Dr SW	Atlanta	GA	30310
14-0117-0002-001-7	1060 Westview Dr SW	Atlanta	GA	30310
14-0085-0013-079-8	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-081-4	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-082-2	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-105-1	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-107-7	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-110-1	0 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-108-5	584 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-114-3	592 Whitehall Terrace SW	Atlanta	GA	30312
14-0085-0013-119-2	602 Whitehall Terrace SW	Atlanta	GA	30312
14-0045-0001-029-6	0 William Holmes Borders Sr Dr	Atlanta	GA	30312
14-0053-0001-105-3	0 Woodward Ave SE	Atlanta	GA	30312
14-0053-0001-106-1	0 Woodward Ave SE	Atlanta	GA	30312
14-0053-0001-103-8	79 Woodward Ave SE	Atlanta	GA	30312

Management Information for Owned/Managed Units

(as of June 30, 2017)

Occupancy Rate

The ratio of occupied public housing units to available units as of the last day of the fiscal year shall be greater than or equal to the target benchmark.

Program / Community Type	AHA MTW Target (at least)	Actual Occupancy Rate (%)	Difference	
AHA-Owned Communities				
Barge Road Highrise	98%	99.2%	1.2%	
Cheshire Bridge Road Highrise	98%	100.0%	2.0%	
Cosby Spear Highrise	98%	100.0%	2.0%	
East Lake Highrise	98%	100.0%	2.0%	
Georgia Avenue Highrise	98%	98.7%	0.7%	
Hightower Manor Highrise	98%	100.0%	2.0%	
Marian Road Highrise	98%	100.0%	2.0%	
Marietta Road Highrise	98%	99.2%	1.2%	
Martin Street Plaza	98%	98.3%	0.3%	
Peachtree Road Highrise	98%	99.0%	1.0%	
Piedmont Road Highrise	98%	100.0%	2.0%	
Westminster	98%	96.9%	-1.1%	*
AHA-Owned Communities Average	**98%**	**99.6%**	**1.6%**	
MIXED Communities				
Ashley Auburn Pointe I	98%	99.5%	1.5%	
Ashley Auburn Pointe II	98%	99.7%	1.7%	
Ashley CollegeTown	98%	99.1%	1.1%	
Ashley CollegeTown II	98%	99.2%	1.2%	
Ashley Courts at Cascade I	98%	97.5%	-0.5%	*
Ashley Courts at Cascade II	98%	98.4%	0.4%	
Ashley Courts at Cascade III	98%	98.9%	0.9%	
Ashley Terrace at West End	98%	97.8%	-0.2%	*
Atrium at CollegeTown	98%	99.2%	1.2%	
Capitol Gateway I	98%	98.1%	0.1%	
Capitol Gateway II	98%	99.7%	1.7%	
Columbia Commons	98%	95.1%	-2.9%	*
Columbia Creste	98%	96.6%	-1.4%	*
Columbia Estate	98%	99.5%	1.5%	
Columbia Grove	98%	95.5%	-2.5%	*
Columbia Mechanicsville Apartments	98%	96.4%	-1.6%	*
Columbia Park Citi	98%	95.9%	-2.1%	*
Columbia Senior Residences at Mechanicsville	98%	96.3%	-1.7%	*

Management Information for Owned/Managed Units

(as of June 30, 2017)

Program / Community Type	AHA MTW Target (at least)	Actual Occupancy Rate (%)	Difference	
MIXED Communities, cont.				
Columbia Village	98%	95.0%	-3.0%	*
Magnolia Park I	98%	98.2%	0.2%	
Magnolia Park II	98%	97.7%	-0.3%	
Mechanicsville Crossing	98%	94.9%	-3.1%	*
Mechanicsville Station	98%	93.8%	-4.2%	*
Parkside at Mechanicsville	98%	99.3%	1.3%	
The Gardens at CollegeTown	98%	100.0%	2.0%	
Veranda at Auburn Pointe	98%	97.4%	-0.6%	*
Village at Castleberry Hill I	98%	94.9%	-3.1%	*
Village at Castleberry Hill II	98%	91.8%	-6.2%	*
Villages at Carver I	98%	98.3%	0.3%	
Villages at Carver II	98%	96.5%	-1.5%	*
Villages at Carver III	98%	98.7%	0.7%	
Villages at Carver V	98%	90.4%	-7.6%	*
Villages of East Lake I	98%	97.7%	-0.3%	*
Villages of East Lake II	98%	96.8%	-1.2%	*
MIXED Communities Average	**98%**	**96.9%**	**-1.1%**	*
Public Housing-Assisted Average	**98%**	**98.2%**	**0%**	
		Exceeds Benchmark		

A. MANAGEMENT NOTES:

Overall, AHA had a **combined occupancy rate of 98.2%** for public housing assisted units in AHA-Owned Communities and MIXED Communities.

This was despite a shortfall in benchmark performance in some of the MIXED Communities (starred items above). These shortfalls, however, are due to mathematical rounding, or a difference of 3 or fewer units in many of the communities below the benchmark.

The occupancy rate within communities with a low number of assisted units can skew downward with just one or two vacancies. Also, when multiple units were vacated around the same time, the communities often fell below their occupancy target.

Additionally, situations unique to some communities, such as extraordinary repairs, age of the waiting list, and property staff turnover affected the timing of leasing units before the reporting deadline.

Property managers will continue to utilize proactive management of the waiting list to ensure a ready pool of eligible applicants when a unit becomes available. AHA's portfolio management staff will continue to monitor occupancy in collaboration with the professional management companies responsible for the MIXED Communities in order to improve performance.

Each of the MIXED Communities, developed as a result of public-private partnerships, is owned by a private sector owner entity formed as a limited partnership with a managing general partner, and is managed by the owner entity's professional property management agent. While AHA does not own these communities, AHA engages the respective owner entities and their property management agents in its capacity as both a partner and asset manager by actively monitoring performance (including conducting periodic inspections, audits, and business process reviews), reviewing monthly and quarterly reports, making site visits and consulting with management agent and owner representatives at regularly scheduled meetings with respect to management and maintenance performance, financial oversight and occupancy tracking.

* Indicates a community that has reported individual performance below the benchmark.

Management Information for Owned/Managed Units

(as of June 30, 2017)

Percent Rents Uncollected

Gross tenant rents receivable through the last day of the fiscal year divided by the total amount of tenant rents billed during the FY shall be less than or equal to the target benchmark.

Program / Community Type	AHA MTW Target (at most)	Actual Rents Uncollected (%)	Difference	
AHA-Owned Communities				
Barge Road Highrise	2%	0.1%	-1.9%	
Cheshire Bridge Road Highrise	2%	0.5%	-1.5%	
Cosby Spear Highrise	2%	1.2%	-0.8%	
East Lake Highrise	2%	0.1%	-1.9%	
Georgia Avenue Highrise	2%	0.1%	-1.9%	
Hightower Manor Highrise	2%	0.0%	-2.0%	
Marian Road Highrise	2%	0.1%	-1.9%	
Marietta Road Highrise	2%	0.0%	-2.0%	
Martin Street Plaza	2%	3.3%	1.3%	*
Peachtree Road Highrise	2%	0.1%	-1.9%	
Piedmont Road Highrise	2%	0.0%	-2.0%	
Westminster	2%	0.0%	-2.0%	
AHA-Owned Communities Average	**2%**	**0.4%**	**-1.6%**	
MIXED Communities (AHA-Sponsored Mixed-Income)				
Ashley Auburn Pointe I	2%	0.0%	-2.0%	
Ashley Auburn Pointe II	2%	0.0%	-2.0%	
Ashley CollegeTown	2%	1.1%	-0.9%	
Ashley CollegeTown II	2%	1.7%	-0.3%	
Ashley Courts at Cascade I	2%	2.0%	0.0%	
Ashley Courts at Cascade II	2%	0.9%	-1.1%	
Ashley Courts at Cascade III	2%	0.4%	-1.6%	
Ashley Terrace at West End	2%	0.0%	-2.0%	
Atrium at CollegeTown	2%	0.0%	-2.0%	
Capitol Gateway I	2%	0.6%	-1.4%	
Capitol Gateway II	2%	0.0%	-2.0%	
Columbia Commons	2%	0.0%	-2.0%	
Columbia Creste	2%	3.4%	1.4%	*
Columbia Estate	2%	3.7%	1.7%	*
Columbia Grove	2%	2.0%	0.0%	*
Columbia Mechanicsville Apartments	2%	6.9%	4.9%	*
Columbia Park Citi	2%	0.0%	-2.0%	
Columbia Senior Residences at Mechanicsville	2%	6.4%	4.4%	*

Management Information for Owned/Managed Units

(as of June 30, 2017)

Program / Community Type	AHA MTW Target (at most)	Actual Rents Uncollected (%)	Difference	
MIXED Communities, cont.				
Columbia Village	2%	0.0%	-2.0%	
Magnolia Park I	2%	1.8%	-0.2%	
Magnolia Park II	2%	7.2%	5.2%	*
Mechanicsville Crossing	2%	6.9%	4.9%	*
Mechanicsville Station	2%	10.7%	8.7%	*
Parkside at Mechanicsville	2%	22.5%	20.5%	*
The Gardens at CollegeTown	2%	0.0%	-2.0%	
Veranda at Auburn Pointe	2%	0.1%	-1.9%	
Village at Castleberry Hill I	2%	0.0%	-2.0%	
Village at Castleberry Hill II	2%	0.6%	-1.4%	
Villages at Carver I	2%	0.0%	-2.0%	
Villages at Carver II	2%	0.0%	-2.0%	
Villages at Carver III	2%	0.0%	-2.0%	
Villages at Carver V	2%	0.0%	-2.0%	
Villages of East Lake I	2%	0.0%	-2.0%	
Villages of East Lake II	2%	0.0%	-2.0%	
MIXED Communities Average	**2%**	**1.3%**	**-0.7%**	
Public Housing-Assisted Totals	**2%**	**0.8%**	**-1.2%**	
		Exceeds Benchmark		

A. MANAGEMENT NOTES:

Overall, AHA exceeded this benchmark. The MIXED Communities that fell below this benchmark (starred items above) were addressing issues relating to the impact of the economic downturn on resident households. The adverse effects of a depressed economy coupled with high unemployment in the Atlanta metropolitan area contributed to the volatility of rent collections especially for low-income working families who experienced layoffs or reduced hours. Additionally, some cases of households with overdue rent are in the termination process, which can last several months, wherein some households are court-ordered not to pay rents. AHA's portfolio management staff will continue to monitor uncollected rents in collaboration with the professional management companies responsible for the MIXED Communities in order to improve performance.

Each of the MIXED Communities, developed as a result of public-private partnerships, is owned by a private sector owner entity formed as a limited partnership with a managing general partner, and is managed by the owner entity's professional property management agent. While AHA does not own these communities, AHA engages the respective owner entities and their property management agents in its capacity as both a partner and asset manager by actively monitoring performance (including conducting periodic inspections, audits, and business process reviews), reviewing monthly and quarterly reports, making site visits and consulting with management agent and owner representatives at regularly scheduled meetings with respect to management and maintenance performance, financial oversight and occupancy tracking.

* Indicates a community that has reported individual performance below the benchmark.

Management Information for Owned/Managed Units

(as of June 30, 2017)

9. Emergency Work Orders Completed or Abated in < 24 Hours

The percentage of emergency work orders that are completed or abated within 24 hours of issuance of the work order shall be greater than or equal to the target benchmark. (Abated is defined as "emergency resolved through temporary measure, and a work order for long term resolution has been issued.")

Program / Community Type	AHA MTW Target (at least)	Actual Emergency Work Orders Completed / Abated in <24 hrs (%)	Difference
AHA-Owned Communities			
Barge Road Highrise	99%	100%	1.0%
Cheshire Bridge Road Highrise	99%	100%	1.0%
Cosby Spear Highrise	99%	100%	1.0%
East Lake Highrise	99%	100%	1.0%
Georgia Avenue Highrise	99%	100%	1.0%
Hightower Manor Highrise	99%	100%	1.0%
Marian Road Highrise	99%	100%	1.0%
Marietta Road Highrise	99%	100%	1.0%
Martin Street Plaza	99%	100%	1.0%
Peachtree Road Highrise	99%	100%	1.0%
Piedmont Road Highrise	99%	100%	1.0%
Westminster	99%	100%	1.0%
AHA-Owned Communities Average	**99%**	**100.0%**	**1.0%**
MIXED Communities			
Ashley Auburn Pointe I	99%	100%	1.0%
Ashley Auburn Pointe II	99%	100%	1.0%
Ashley CollegeTown	99%	100%	1.0%
Ashley CollegeTown II	99%	100%	1.0%
Ashley Courts at Cascade I	99%	100%	1.0%
Ashley Courts at Cascade II	99%	100%	1.0%
Ashley Courts at Cascade III	99%	100%	1.0%
Ashley Terrace at West End	99%	100%	1.0%
Atrium at CollegeTown	99%	100%	1.0%
Capitol Gateway I	99%	99%	0.1%
Capitol Gateway II	99%	100%	1.0%
Columbia Commons	99%	100%	1.0%
Columbia Creste	99%	100%	1.0%
Columbia Estate	99%	100%	1.0%
Columbia Grove	99%	100%	1.0%
Columbia Mechanicsville Apartments	99%	100%	1.0%
Columbia Park Citi	99%	100%	1.0%
Columbia Senior Residences at Mechanicsville	99%	100%	1.0%

Management Information for Owned/Managed Units

(as of June 30, 2017)

Program / Community Type	AHA MTW Target (at least)	Actual Emergency Work Orders Completed / Abated in <24 hrs (%)	Difference
MIXED Communities, cont.			
Columbia Village	99%	100%	1.0%
Magnolia Park I	99%	100%	0.7%
Magnolia Park II	99%	100%	0.8%
Mechanicsville Crossing	99%	100%	1.0%
Mechanicsville Station	99%	100%	1.0%
Parkside at Mechanicsville	99%	100%	1.0%
The Gardens at CollegeTown	99%	100%	1.0%
Veranda at Auburn Pointe	99%	100%	1.0%
Village at Castleberry Hill I	99%	100%	1.0%
Village at Castleberry Hill II	99%	100%	1.0%
Villages at Carver I	99%	100%	1.0%
Villages at Carver II	99%	100%	1.0%
Villages at Carver III	99%	100%	1.0%
Villages at Carver V	99%	100%	1.0%
Villages of East Lake I	99%	100%	1.0%
Villages of East Lake II	99%	100%	1.0%
MIXED Communities Average	**99%**	**100%**	**1.0%**
Public Housing-Assisted Totals	**99%**	**100%**	**1.0%**
		Exceeds Benchmark	

A. MANAGEMENT NOTES:

AHA exceeded this benchmark by completing or abating 100% of emergency work orders within 24 hours.

Each of the MIXED Communities, developed as a result of public-private partnerships, is owned by a private sector owner entity formed as a limited partnership with a managing general partner, and is managed by the owner entity's professional property management agent. While AHA does not own these communities, AHA engages the respective owner entities and their property management agents in its capacity as both a partner and asset manager by actively monitoring performance (including conducting periodic inspections, audits, and business process reviews), reviewing monthly and quarterly reports, making site visits and consulting with management agents and owner representatives at regularly scheduled meetings with respect to management and maintenance performance, financial oversight and occupancy tracking.

* Indicates a community that has reported individual performance below the benchmark.

Management Information for Owned/Managed Units

(as of June 30, 2017)

Routine Work Orders Completed in < 7 Days			
The average number of days that all non-emergency work orders will be active during the fiscal year shall be 7 days or less.			
Program / Community Type	**AHA MTW Target (at most)**	**Actual Average Days to Complete Routine Work Orders (# days)**	**Difference**
AHA-Owned Communities			
Barge Road Highrise	7	1	-5.7
Cheshire Bridge Road Highrise	7	1	-6.0
Cosby Spear Highrise	7	1	-5.9
East Lake Highrise	7	1	-5.9
Georgia Avenue Highrise	7	1	-5.9
Hightower Manor Highrise	7	1	-6.0
Marian Road Highrise	7	1	-6.0
Marietta Road Highrise	7	2	-5.2
Martin Street Plaza	7	1	-6.0
Peachtree Road Highrise	7	1	-5.6
Piedmont Road Highrise	7	1	-5.6
Westminster	7	0	-7.0
AHA-Owned Communities Average	**7**	**1.1**	**-5.9**
MIXED Communities			
Ashley Auburn Pointe I	7	2	-5.1
Ashley Auburn Pointe II	7	3	-3.5
Ashley CollegeTown	7	2	-5.2
Ashley CollegeTown II	7	2	-5.3
Ashley Courts at Cascade I	7	2	-5.0
Ashley Courts at Cascade II	7	2	-5.0
Ashley Courts at Cascade III	7	2	-4.9
Ashley Terrace at West End	7	1	-5.6
Atrium at CollegeTown	7	1	-6.0
Capitol Gateway I	7	4	-3.5
Capitol Gateway II	7	4	-3.2
Columbia Commons	7	4	-3.5
Columbia Creste	7	3	-4.1
Columbia Estate	7	3	-3.9
Columbia Grove	7	2	-4.6
Columbia Mechanicsville Apartments	7	2	-5.1
Columbia Park Citi	7	3	-4.5
Columbia Senior Residences at Mechanicsville	7	2	-5.2

Management Information for Owned/Managed Units

(as of June 30, 2017)

Program / Community Type	AHA MTW Target (at most)	Actual Average Days to Complete Routine Work Orders (# days)	Difference
MIXED Communities, cont.			
Columbia Village	7	5	-2.2
Magnolia Park I	7	4	-3.3
Magnolia Park II	7	3	-3.6
Mechanicsville Crossing	7	2	-5.0
Mechanicsville Station	7	2	-5.0
Parkside at Mechanicsville	7	2	-5.1
The Gardens at CollegeTown	7	1	-6.0
Veranda at Auburn Pointe	7	1	-5.6
Village at Castleberry Hill I	7	2	-5.1
Village at Castleberry Hill II	7	2	-5.0
Villages at Carver I	7	2	-4.9
Villages at Carver II	7	2	-5.0
Villages at Carver III	7	2	-4.8
Villages at Carver V	7	2	-4.9
Villages of East Lake I	7	2	-4.7
Villages of East Lake II	7	2	-4.9
MIXED Communities Average	**7**	**2.3**	**-4.7**
Public Housing-Assisted Totals	**7**	**1.7**	**-5.3**

Exceeds Benchmark

A. MANAGEMENT NOTES:

AHA exceeded this benchmark by fulfilling routine work orders on average within 1.9 days, which is far less time than the 7-day target.

Each of the MIXED Communities, developed as a result of public-private partnerships, is owned by a private sector owner entity formed as a limited partnership with a managing general partner, and is managed by the owner entity's professional property management agent. While AHA does not own these communities, AHA engages the respective owner entities and their property management agents in its capacity as both a partner and asset manager by actively monitoring performance (including conducting periodic inspections, audits, and business process reviews), reviewing monthly and quarterly reports, making site visits and consulting with management agent and owner representatives with respect to management and maintenance performance, financial oversight and occupancy tracking.

Management Information for Owned/Managed Units

(as of June 30, 2017)

Percent Planned Inspections Completed

The percentage of all occupied units and common areas that are inspected during the fiscal year shall be greater than or equal to the target benchmark.

Program / Community Type	AHA MTW Target (at least)	Actual Inspections Completed (%)	Difference
AHA-Owned Communities			
Barge Road Highrise	100%	100%	0%
Cheshire Bridge Road Highrise	100%	100%	0%
Cosby Spear Highrise	100%	100%	0%
East Lake Highrise	100%	100%	0%
Georgia Avenue Highrise	100%	100%	0%
Hightower Manor Highrise	100%	100%	0%
Marian Road Highrise	100%	100%	0%
Marietta Road Highrise	100%	100%	0%
Martin Street Plaza	100%	100%	0%
Peachtree Road Highrise	100%	100%	0%
Piedmont Road Highrise	100%	100%	0%
Westminster	100%	100%	0%
AHA-Owned Communities Average	**100%**	**100%**	**0%**
MIXED Communities			
Ashley Auburn Pointe I	100%	100%	0%
Ashley Auburn Pointe I	100%	100%	0%
Ashley CollegeTown	100%	100%	0%
Ashley CollegeTown II	100%	100%	0%
Ashley Courts at Cascade I	100%	100%	0%
Ashley Courts at Cascade II	100%	100%	0%
Ashley Courts at Cascade III	100%	100%	0%
Ashley Terrace at West End	100%	100%	0%
Atrium at CollegeTown	100%	100%	0%
Capitol Gateway I	100%	100%	0%
Capitol Gateway II	100%	100%	0%
Columbia Commons	100%	100%	0%
Columbia Creste	100%	100%	0%
Columbia Estate	100%	100%	0%
Columbia Grove	100%	100%	0%
Columbia Mechanicsville Apartments	100%	100%	0%
Columbia Park Citi	100%	100%	0%
Columbia Senior Residences at Mechanicsville	100%	100%	0%

Management Information for Owned/Managed Units

(as of June 30, 2017)

Program / Community Type	AHA MTW Target (at least)	Actual Inspections Completed (%)	Difference
MIXED Communities, cont.			
Columbia Village	100%	100%	0%
Magnolia Park I	100%	100%	0%
Magnolia Park II	100%	100%	0%
Mechanicsville Crossing	100%	100%	0%
Mechanicsville Station	100%	100%	0%
Parkside at Mechanicsville	100%	100%	0%
The Gardens at CollegeTown	100%	100%	0%
Veranda at Auburn Pointe	100%	100%	0%
Village at Castleberry Hill I	100%	100%	0%
Village at Castleberry Hill II	100%	100%	0%
Villages at Carver I	100%	100%	0%
Villages at Carver II	100%	100%	0%
Villages at Carver III	100%	100%	0%
Villages at Carver V	100%	100%	0%
Villages of East Lake I	100%	100%	0%
Villages of East Lake II	100%	100%	0%
MIXED Communities Average	**100%**	**100%**	**0.0%**
Public Housing-Assisted Totals	**100%**	**100%**	**0.0%**
		Meets Benchmark	

A. MANAGEMENT NOTES:

AHA completed 100 percent of its planned inspections. Each AHA-Owned Community and the Owner Entity of the MIXED Communities, through their respective property management agents, are required to inspect 10 percent of the public housing-assisted units at each property monthly. At year end, each site's agent is required to certify that 100 percent of all units, buildings, and common areas have been inspected and work orders have been completed to address deficiencies.

Each of the MIXED Communities, developed as a result of public-private partnerships, is owned by a private sector owner entity formed as a limited partnership with a managing general partner, and is managed by the owner entity's professional property management agent. While AHA does not own these communities, AHA engages the respective owner entities and their property management agents in its capacity as both a partner and asset manager by actively monitoring performance (including conducting periodic inspections, audits, and business process reviews), reviewing monthly and quarterly reports, making site visits and consulting with management agent and owner representatives at regularly scheduled meetings with respect to management and maintenance performance, financial oversight and occupancy tracking.

Management Information for Owned/Managed Units

(as of June 30, 2017)

Inspections Strategy

AHA Reviews of AHA's MIXED Communities

(1) **Physical Real Estate/Operational**: An annual Business Process Review is conducted at all mixed-income communities. The Business Process Review includes a review of the property operations as well as a physical review of a sample of the greater of five (5) units or 5% of the AHA-Assisted Units. The purpose of the annual review is 1) to confirm that site-based administration activities are in compliance with AHA policies, federal requirements and various legal agreements defining the obligations of the owner entities and professional property management companies with respect to the management, maintenance and operations of the respective properties, and 2) to streamline and enhance the compliance review process by utilizing audits, inspections and compliance reviews conducted by other agencies and compliance contractors.

(2) **Business Process Reviews**: Through Business Process Reviews, Asset Management has been able to strengthen AHA's internal controls and external oversight of owner entity and property management performance related to maintenance of the site-based waiting list, operations, physical conditions of the portfolio, enforcement of AHA's Work Requirement, rent determination, and accessibility.

(3) **Financial**: AHA also reviews the audited financial statements of the Mixed-Income Communities, identifying any trends that may affect the long-term financial viability and sustainability of the underlying asset. When there are going concerns, impairments, audit findings or material adverse changes that may impact the ability to meet current or future obligations, AHA works with the Owner to ensure the deficiencies are resolved and develop a corrective action plan, as necessary.

AHA Reviews of AHA-Owned Communities

Through its quality assurance program, AHA is focused on maintaining quality living environments throughout the AHA-Owned real estate portfolio. AHA provides an integrated assessment of the status of each property, and works closely with its Property Management-Developer Company (PMD) partners to identify and proactively address issues at the properties. The emphases and outcomes of each element of the quality assurance program are as follows:

(1) **Uniform Physical Conditions Standards (UPCS)**: AHA conducts UPCS quality assurance inspections annually at each property. A minimum of 5% of the units, all common areas, and all building systems are inspected. The inspections result in a reduction of systemic maintenance issues and an overall improvement in the physical condition of the communities.

(2) **Elevator**: AHA's elevator consultant continues to provide an annual audit for each elevator at the high-rise communities, as well as to coordinate with the PMDs on equipment modernization and ongoing routine maintenance. Improved equipment maintenance has led to improved operational up-time as well as a significant decrease in resident complaints concerning elevators.

(3) **Rental Integrity Monitoring (RIM)**: The RIM review, conducted annually at each property, focuses on procedures related to the complete occupancy life-cycle from the application to termination. The findings from RIM help in the design of staff training, which has, in turn, reduced the amount of errors identified.

(4) **Procurement/Contracts**: AHA conducts this regular on-site review to audit procedures related to the PMD procurements and contract management. PMD staff have made significant progress in maintaining best practices for documentation of contract administration and in public transparency and accountability.

(5) **Finance/Accounting**: This internal financial audit, conducted annually at each property, is beneficial in identifying areas of concern within the properties' fiscal operations.

(6) **Community Safety/Risk**: This inspection of requirements for property administrative, technical, and physical security systems enables the PMDs to identify and mitigate safety issues at the communities. This inspection, conducted annually at each property, also includes items in accordance with AHA's Risk/Safety program (inspections, analysis, etc.), which complies with the Insurer's Work Plan instituted by our liability insurance company. AHA insurance premiums have been reduced as a result of AHA's Risk/Safety program.

(7) **Accessibility**: Accessibility inspections are conducted at each property annually to ensure each community's compliance with applicable Fair Housing and accessibility statutes, HUD guidelines, and AHA's related policies and procedures. These inspections enable AHA to have early detection and resolution of accessibility issues, identify process improvements, and identify topics for staff training.

Management Information for Owned/Managed Units

(as of June 30, 2017)

Security

AHA has continued to address crime and safety in the communities through collaborative strategies with its private development partners, Property-Management Developers (PMDs), local law enforcement, and residents. AHA continues to combat crime aggressively by:

(1) Dedicating over $1 Million during FY 2019 at the AHA-Owned Communities to:

a) provide security presence via concierge and staff within the properties, and

b) provide video surveillance and a community security channel.

(2) Collaborating with the Atlanta Police Department to identify strategies to deter crime and enhance safety and security at AHA-Owned Communities and AHA's MIXED Communities.

(3) Continuing utilization of enhanced criminal screening standards and processes and strict lease enforcement, and

(4) Completing the necessary preventive maintenance and repairs to ensure security equipment remains operational on a routine basis.

Appendix E

Information Required for Conversions Under the Rental Assistance Demonstration

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Rental Assistance Demonstration (RAD) Information

Atlanta Housing Authority (AHA) has completed the rehabilitation work for Juniper & Tenth Highrise. The residents will begin returning to the community in February 2018. AHA completed a RAD closing for Piedmont Road Highrise in November 2017. AHA anticipates receiving an RCC for the Village at Castleberry Hill I in February 2018. The property received a 9% Low Income Housing Tax Credit (LIHTC) award for the rehabilitation work and AHA is working with the Development partner to complete the RAD closing by June 30, 2018.

AHA submitted a RAD Portfolio Application for the remainder of its AHA-Owned Communities (public housing developments) and for its MIXED Communities (AHA-Sponsored Mixed-Income Communities) that include public housing units. AHA has already received the CHAP for six (6) of those communities and expects to receive by the end of February 2018, the CHAPs for the remaining communities for which AHA submitted RAD applications concurrently with the RAD Portfolio Application. AHA plans to submit the RAD applications for the balance of the communities included in the RAD Portfolio Application in the next 12 months. AHA has identified the AHA-Owned Communities and the applicable AHA MIXED Communities in this appendix and provided the required information for each property so that AHA can continue to move forward with the RAD process for each property based on the RAD Portfolio Application.

AHA anticipates that at least some of the properties will move forward with RAD closings in FY 2018, and as a result, AHA will convert the public housing-assisted units at these properties to Project Based Vouchers (PBV), under the RAD guidelines in PIH Notice 2012-32, (HA) REV-3 and any successor Notices, as may be applicable to AHA, pursuant to AHA's Amended and Restated MTW Agreement and any successor MTW agreement.

Upon conversion to Project Based Vouchers, AHA will adopt the PBV resident rights, participation, waiting list and grievance procedures for the RAD developments, unless otherwise waived by HUD. AHA is currently working with HUD to request HUD approval by waiver under RAD, to the extent necessary, of HomeFlex (AHA's MTW Project Based Rental Assistance program), which would authorize AHA to administer the resident rights, participation, waiting list and grievance procedures in accordance with AHA's HomeFlex program policies and procedures currently practiced by AHA using its MTW flexibility. HUD guidelines for resident rights, participation, waiting list and grievance procedures are set forth in Section 1.6, Attachment 1B of PIH Notice 2012-32, REV-3; and Joint Housing PIH Notice H-2014-09/PIH-2014-17. AHA certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing public housing agencies like AHA with access to private sources of capital to repair and preserve AHA's affordable housing assets. Please be aware that upon conversion, AHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that AHA's development partner for each property may borrow funds to address the capital needs at the properties. AHA anticipates contributing MTW Funds and/or Replacement Housing Factor (RHF) Funds towards the RAD conversion of these properties.

AHA has debt under an Energy Performance Contract. Working with Johnson Controls Inc. and Bank of America, N.A., AHA plans to use MTW funds to pay off the outstanding debt for each AHA-Owned Community when each property converts. This will have no direct impact on HUD operating funding to AHA since at RAD conversion, the public housing operating subsidy will be replaced with an equal amount of Housing Choice funding for the converted properties.

As an MTW agency, AHA may use its MTW Funds to supplement contract rents for the RAD developments. No additional voucher funding will be provided by HUD. Given the funding changes that may occur as a result of conversion under RAD, AHA will research all options. While maintaining continued service requirements is a high priority for the agency, AHA does not anticipate any reductions in services due to RAD.

Below, please find specific information related to the **AHA-Owned Communities** (public housing developments) that AHA has received a CHAP and intends to continue to move forward in FY 2019 with the process to convert the properties through RAD:

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Barge Road Highrise	GA006000540	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
129	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	$180,868
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom*	128	128	No change
Two Bedroom	1	1	No change

**A current Unit Out of Occupancy (UOO) will continue to remain a common area and serve as a fitness room. This unit is not included in the unit count above for either pre or post-RAD.*

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Cosby Spear Highrise	GA006000241	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
282	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	$358,871
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
Studio	166	166	No change
One Bedroom	114	114	No change
Two Bedroom	2	2	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
East Lake Highrise	GA006000300	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
149	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	$190,152
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
Studio	88	88	No change
One Bedroom*	61	61	No change

**A current Unit Out of Occupancy (UOO) will continue to remain a common area and serve as a public restroom. This unit is not included in the unit count above for either pre or post-RAD.*

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Hightower Manor Highrise	GA006000530	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
129	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	$181,210
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom*	129	129	No change

**A current Unit Out of Occupancy (UOO) will continue to remain a common area and serve as a TV & media room. This unit is not included in the unit count above for either pre or post-RAD.*

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Marietta Road Highrise	GA006000580	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
129	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	$180,983
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom*	128	128	No change
Two Bedroom	1	1	No change

**A current Unit Out of Occupancy (UOO) will continue to remain a common area and serve as resident association offices. This unit is not included in the unit count above for either pre or post-RAD.*

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Peachtree Road Highrise	GA006000450	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
196	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	$270,299
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom*	196	196	No change

**A current Unit Out of Occupancy (UOO) will continue to remain a common area and serve as resident services offices. This unit is not included in the unit count above for either pre or post-RAD.*

Below, please find specific information related to the **AHA-Owned Communities** (public housing developments) that AHA included in the RAD Portfolio application that AHA may submit a RAD application during FY 2019:

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Cheshire Bridge Road Highrise	GA006000470	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
162	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	$222,279
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	161	161	No change
Two Bedroom	1	1	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Georgia Avenue Highrise	GA006000250	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
79	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	$111,861
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom*	78	78	No change
Two Bedroom	1	1	No change

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

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Marian Road Highrise	GA006000520	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
240	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	$332,566
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	239	239	No change
Two Bedroom	1	1	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Martin Street Plaza	GA006000560	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
59	Family	Family	$104,538
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
Two Bedroom*	10	10	No change
Three Bedroom	20	20	No change
Four Bedroom	29	29	No change

**A current Unit Out of Occupancy (UOO) will continue to remain a common area and serve as resident association offices. This unit is not included in the unit count above for either pre or post-RAD.*

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Westminster	GA006000440	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
32	Family	Family	$48,201
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	2	2	No change
Two Bedroom	30	30	No change

Below, please find specific information related to the **MIXED Communities** (AHA-Sponsored Mixed-Income Communities) AHA submitted RAD applications with the Portfolio RAD Application and intends to continue to move forward in FY 2019 with the process to convert the properties through RAD:

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Village at Castleberry Hill II	GA006000800	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
114	Family	Family	$89,615
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	36	36	No change
Two Bedroom	60	60	No change
Three Bedroom	18	18	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Villages of East Lake I	GA006000650	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
91	Family	Family	$81,938
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	0	0	No change
Two Bedroom	40	40	No change
Three Bedroom	46	46	No change
Four Bedroom	5	5	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Villages of East Lake II	GA006000780	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
180	Family	Family	$156,149
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	23	23	No change
Two Bedroom	89	89	No change
Three Bedroom	50	50	No change
Four Bedroom	18	18	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Village	GA006000810	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
30	Mixed-Income Family	Mixed-Income Family	$27,477
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	0	0	No change
Two Bedroom	15	15	No change
Three Bedroom	13	13	No change
Four Bedroom	2	2	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Estates	GA006000890	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
50	Mixed-Income Family	Mixed-Income Family	$44,406
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	0	0	No change
Two Bedroom	36	36	No change
Three Bedroom	14	14	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Commons	GA006000920	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
48	Mixed-Income Family	Mixed-Income Family	$40,886
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	0	0	No change
Two Bedroom	36	36	No change
Three Bedroom	12	12	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Park Citi	GA006000940	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
61	Mixed-Income Family	Mixed-Income Family	$51,474
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	0	0	No change
Two Bedroom	46	46	No change
Three Bedroom	15	15	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Creste	GA006000950	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
61	Mixed-Income Family	Mixed-Income Family	$49,329
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	16	16	No change
Two Bedroom	30	30	No change
Three Bedroom	15	15	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Grove	GA006000960	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
56	Mixed-Income Family	Mixed-Income Family	$47,162
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	6	6	No change
Two Bedroom	33	33	No change
Three Bedroom	17	17	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Mechanicsville Apartments	GA006001000	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
62	Mixed-Income Family	Mixed-Income Family	$52,352
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	8	8	No change
Two Bedroom	35	35	No change
Three Bedroom	19	19	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Columbia Senior Residences at Mechanicsville	GA006001010	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
54	Mixed-Income Senior	Mixed-Income Senior	$36,212
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	54	54	No change
Two Bedroom	0	0	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Mechanicsville Crossing	GA006001050	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
68	Mixed-Income Family	Mixed-Income Family	$57,851
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	7	7	No change
Two Bedroom	41	41	No change
Three Bedroom	20	20	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Mechanicsville Station	GA006001060	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
63	Mixed-Income Family	Mixed-Income Family	$53,394
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	7	7	No change
Two Bedroom	38	38	No change
Three Bedroom	18	18	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Parkside at Mechanicsville	GA006001100	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
47	Mixed-Income Family	Mixed-Income Family	$39,146
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	7	7	No change
Two Bedroom	23	23	No change
Three Bedroom	17	17	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Atrium at CollegeTown	GA006001030	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
76	Mixed-Income Senior	Mixed-Income Senior	$53,493
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	61	61	No change
Two Bedroom	15	15	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Below, please find specific information related to the **MIXED Communities** (AHA-Sponsored Mixed-Income Communities) that AHA included in the RAD Portfolio application that AHA may submit a RAD application during FY 2019:

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Villages at Carver I	GA006000850	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
110	Mixed-Income Family	Mixed-Income Family	$90,033
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	24	24	No change
Two Bedroom	54	54	No change
Three Bedroom	30	30	No change
Four Bedroom	2	2	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Villages at Carver II	GA006000880	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
33	Mixed-Income Family	Mixed-Income Family	$30,156
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	0	0	No change
Two Bedroom	17	17	No change
Three Bedroom	16	16	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Villages at Carver III	GA006000910	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
108	Mixed-Income Family	Mixed-Income Family	$92,436
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	23	23	No change
Two Bedroom	45	45	No change
Three Bedroom	35	35	No change
Four Bedroom	5	5	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Villages at Carver V	GA006001020	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
78	Mixed-Income Family	Mixed-Income Family	$62,787
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	16	15	No change
Two Bedroom	57	57	No change
Three Bedroom	5	5	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Magnolia Park I	GA006000820	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
87	Mixed-Income Family	Mixed-Income Family	$70,155
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	26	26	No change
Two Bedroom	40	40	No change
Three Bedroom	21	21	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Magnolia Park II	GA006000860	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
73	Mixed-Income Family	Mixed-Income Family	$60,462
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	22	22	No change
Two Bedroom	27	27	No change
Three Bedroom	24	24	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley Cascade I	GA006000830	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
46	Mixed-Income Family	Mixed-Income Family	$40,938
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	7	7	No change
Two Bedroom	18	18	No change
Three Bedroom	17	17	No change
Four Bedroom	4	4	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley Cascade II	GA006000870	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
41	Mixed-Income Family	Mixed-Income Family	$36,517
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	4	4	No change
Two Bedroom	18	18	No change
Three Bedroom	15	15	No change
Four Bedroom	4	4	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley Cascade III	GA006000900	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
29	Mixed-Income Family	Mixed-Income Family	$24,802
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	8	8	No change
Two Bedroom	11	11	No change
Three Bedroom	7	7	No change
Four Bedroom	3	3	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley Terrace at West End	GA006000840	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
34	Mixed-Income Family	Mixed-Income Family	$26,437
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	9	9	No change
Two Bedroom	25	25	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley CollegeTown	GA006000930	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
78	Mixed-Income Family	Mixed-Income Family	$63,002
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	16	16	No change
Two Bedroom	46		No change
Three Bedroom	16	16	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley CollegeTown II	GA006001090	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
70	Mixed-Income Family	Mixed-Income Family	$55,363
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	24	24	No change
Two Bedroom	40	40	No change
Three Bedroom	6	6	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Capitol Gateway I	GA006000970	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
89	Mixed-Income Family	Mixed-Income Family	$71,481
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	29	29	No change
Two Bedroom	52	52	No change
Three Bedroom	6	6	No change
Four Bedroom	2	2	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Capitol Gateway II	GA006000990	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
49	Mixed-Income Family	Mixed-Income Family	$36,845
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	29	29	No change
Two Bedroom	15	15	No change
Three Bedroom	5	5	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Veranda at Auburn Pointe	GA006001040	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
38	Mixed-Income Senior	Mixed-Income Senior	$25,879
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	33	33	No change
Two Bedroom	5	5	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
The Gardens at CollegeTown	GA006001070	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
26	Mixed-Income Family	Mixed-Income Family	$15,787
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
Efficiency	11	11	No change
One Bedroom	15	15	No change
Two Bedroom	0	0	No change
Three Bedroom	0	0	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley Auburn Pointe	GA006001080	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
54	Mixed-Income Family	Mixed-Income Family	$45,201
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	8	8	No change
Two Bedroom	35	35	No change
Three Bedroom	11	11	No change
Four Bedroom	0	0	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance
Ashley Auburn Pointe II	GA006001110	PBV	No
Total Units	**Pre-RAD Unit Type**	**Post-RAD Unit Type**	**Capital Fund Allocation**
51	Mixed-Income Family	Mixed-Income Family	$39,762
Bedroom Type:	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units**
One Bedroom	24	24	No change
Two Bedroom	24	24	No change
Three Bedroom	3	3	No change
Four Bedroom	0	0	No change

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Appendix F

Financial Analysis

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Capital Planning – FY 2019

This section describes AHA's capital plans using MTW funds.

AHA-Owned Communities: Major Capital Needs, Projects, and Estimated Costs

AHA established three priorities for FY 2019 capital improvements at AHA-Owned Communities:

1. Health and safety of residents
2. Property viability
3. Redevelopment through Rental Assistance Demonstration (RAD)

FY 2019 Proposed Capital Improvements

Proj. No.	Project Description	Property	Project Costs with Construction Management Fees
1	Engineering Study of Cosby Fire Alarm Panel	Cosby Spear	$ 8,250
2	Elevator repairs - "A" building, remove and replace both door operators and remove and replace the obsolete Allen Bradley drives with new Magna drives.	Cosby Spear	$ 248,600
3	Elevator repairs - "B" building, remove and replace both door operators and remove and replace the obsolete Allen Bradley drives with new Magna drives.	Cosby Spear	$ 248,600
4	Elevator repairs - Re-groove the sheaves and install new ropes, install new spring loaded roller guides on both elevators.	East Lake Highrise	$ 71,500
5	Repair dryer ducts that share dryer vents and termination caps.	Hightower Manor	$ 4,950
6	Replace second boiler burner assembly and ignition system.	Hightower Manor	$ 5,310
7	Elevator repairs - remove and replace both drive sheaves.	Hightower Manor	$ 105,600
8	Cheshire Bridge Shut-Off Valve Assessment	Cheshire Bridge Road	$ 8,250
9	Replace 16 PTAC units	Cheshire Bridge Road	$ 61,600
10	Elevator Upgrade- Motor	Cheshire Bridge Road	$ 110,000
11	Replace 10 PTAC	Georgia Avenue	$ 38,500
12	Water line insulation/repair - Garage	Marian Road	$ 187,000
13	Valet Service (with garage repair)	Marian Road	$ 27,500
14	Window Seal Assessment	Marian Road	$ 8,250
15	Cameras upgrade/ Garage	Marian Road	$ 8,800
16	Rear sidewalk & Patio improvement	Marian Road	$ 17,600
17	Paint rear stairwells	Westminster	$ 11,000
18	Dumpster Upgrade/Relocation	Westminster	$ 6,600
19	Install (2) New Heating Boilers	Barge Road	$ 209,000
20	Install (2) New Domestic Water Boilers	Barge Road	$ 99,000
		Total	**$ 1,485,910**

Capital Planning – FY 2019

As described in the FY 2019 MTW Annual Plan, AHA has submitted a RAD Portfolio Application that includes all of the AHA-Owned Communities and MIXED Communities. AHA continues to explore development options based on development plans submitted by the Property Management-Developers (PMDs) and our development partners. AHA may choose to utilize Replacement Housing Factor (RHF) funding or Capital Improvement funding to support the redevelopment of those properties either as they convert, or as rehabilitated through RAD. AHA funding could include, but is not limited to the following:

1. Pre-development loans for the PMDs
2. Paying off the Energy Performance Contract (EPC) loan for the selected AHA-Owned Communities
3. Gap financing for the Rental Assistance Demonstration (RAD)

Further Redevelopment Plans via RAD

AHA-Owned Communities

Through the RAD program, AHA has converted Piedmont Road Highrise and Juniper & Tenth Highrise. The rehabilitation construction at Juniper & Tenth Highrise completed during FY 2018. Construction is underway at Piedmont Road Highrise.

AHA has received RAD Commitments to enter into a Housing Assistance Payment (CHAPs) for the following properties: Cosby Spear Highrise, Hightower Manor Highrise, East Lake Highrise, Peachtree Road Highrise, Marietta Road Highrise and Barge Road Highrise. During FY 2019, AHA plans work with the PMDs to move forward with the planning and financing for these projects.

MIXED Communities

AHA's development partner will complete the property rehabilitation of Centennial Place III and IV using LIHTC credits.

During FY 2018, AHA's partner for Village at Castleberry Hill I has been awarded LIHTCs, submitted a Financing Plan to HUD, and awaits the RAD Conversion Commitment (RCC) to move forward with the RAD closing and rehabilitation for the property.

AHA intends to move forward with the RAD process to include conversion and rehabilitation for the Villages of East Lake I and II and Village at Castleberry Hill II. During FY 2018, AHA submitted the RAD applications for these properties with AHA's Portfolio RAD Application. AHA and the development partners await receipt of the CHAP from HUD.

AHA awaits receipt of the CHAPs for 12 additional MIXED Communities where AHA submitted RAD applications with AHA's Portfolio RAD Application. Once AHA receives the CHAP, AHA and our development partners will move forward with RAD conversions with minimal rehabilitation, which is dependent on the circumstances of each property.

Capital Planning – FY 2019

MIXED Communities and Other Development: Capital Costs Projections

Community	Planned Project	Amount
Centennial Phase IV	Predevelopment Loan	200,000
Centennial	Veranda at Centennial Place	350,000
	Total Centennial	**$ 550,000**
Atlanta Beltline	890 Memorial Drive - Acquisition	1,000,000
Atlanta Beltline	890 Memorial Drive - Development Loan	5,000,000
Atlanta Beltline	Co-Investment - Future Development/Acquisitions	6,000,000
High Priority Areas	Future Acquisition Purchases	10,000,000
	Total Atlanta Beltline / Co-Investment	**$ 22,000,000**
Englewood Manor	Predevelopment Loan - The Benoit Group	250,000
Englewood Manor	Predevelopment Loan - The Michaels Group	50,000
Englewood Manor	Land swap - Hill Street / Jonesboro South	4,500,000
Englewood Manor	Land swap - Potential Purchase	1,000,000
	Total Englewood	**$ 5,800,000**
Herndon Square	Predevelopment Loan Phase II	400,000
	Total Herndon Square	**$ 400,000**
Magnolia Perimeter (Westside Properties)	Capital Investment/Loan (Westside RFP)	3,825,404
Magnolia Perimeter (Westside Properties)	Capital Investment/Loan (HomeFlex RFP)	3,906,532
	Total Magnolia Perimeter (Westside Properties)	**$ 7,731,936**
Magnolia (Westside Properties)	Homeownership Down Payment Assistance	225,000
Atlanta City-Wide	Homeownership Down Payment Assistance	2,767,500
West Highlands	Homeownership Down Payment Assistance	337,500
	Total Homeownership Down Payment Assistance	**$ 3,330,000**
	Total MTW Capital Costs Projected for FY2019	**$ 39,811,936**

Financial Analysis

The Housing Authority of the City of Atlanta, Georgia

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

Year ended June 30, 2017

	2017
OPERATING REVENUES	
MTW Single Fund used for operating expenses	$ 170,343,418
Tenant dwelling revenues	5,834,563
Development and other grants used for operating expenses	1,603,084
Contributions from National Housing Compliance	1,135,749
Other operating revenues	3,465,853
Total operating revenues	182,382,667
OPERATING EXPENSES	
Housing assistance and operating subsidy payments	140,105,876
Administration, including direct operating divisions	40,840,372
Utilities, maintenance and protective services	10,462,840
Resident and participant services	3,443,628
Revitalization, demolition and remediation	3,885,063
General expenses	2,298,988
Depreciation and amortization	8,706,718
Total operating expenses	209,743,485
NET OPERATING INCOME (LOSS)	(27,360,818)
NON-OPERATING REVENUES (EXPENSES)	
Interest income on development and other loans	1,577,873
Interest income on investments	42,390
Gain/(loss) on sale of assets	(1,021,986)
Valuation allowance increase	(16,748,120)
Interest expense on EPC capital lease	(428,455)
Total non-operating revenues (expenses)	(16,578,298)
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	(43,939,116)
CAPITAL CONTRIBUTIONS	
MTW Single Fund used for modernization and development capital expenditures and loans	3,096,412
Development grants used for development capital expenditures and loans	3,830,520
Total capital contributions	6,926,932
INCREASE (DECREASE) IN NET POSITION	(37,012,184)
NET POSITION — beginning of year	433,237,383
NET POSITION — end of year	$ 396,225,199

Source: AHA Comprehensive Annual Financial Report and Independent Auditors' Report for the fiscal years ended June 30, 2017 and 2016

Moving to Work

The Housing Authority of the City of Atlanta, Georgia

Comprehensive Budget

For the Fiscal Year
Beginning July 1, 2017 and Ending June 30, 2018

Approved by AHA's Board of Commissioners on June 28, 2017

LIVE. WORK. THRIVE

Executive Summary

To the Board of Commissioners:

I am pleased to present AHA's FY 2018 Comprehensive Budget Book, which includes important information on AHA's proposed FY 2018 operating and development expenditures and incorporates the first full year of initiatives and actions towards our Vision 2022.

As I will soon complete my first full year as the Chief Executive Officer, I am proud of AHA's achievements during this time — Vision 2022 – Live. Work. Thrive. — A comprehensive and strategic plan that renews the organization's focus of being the frontrunner of affordable housing in the City of Atlanta by building stronger communities and brighter futures for those we serve.

Inspired by the belief in the potential of the individual, Vision 2022 takes a people-centered, holistic approach that creates opportunities for those we serve to live, work and thrive in innovative, safe and healthy communities.

Live: Better Living is the Gateway to Better Life by creating Modern, Distinctive, and Quality communities.

Work: Economic, Educational and Wellness Opportunities create an Entryway to Independence.

Thrive: Keep our Finances in check is just Good Business by measuring our progress.

To pave a solid ground for the success of our 5-year plan, a number of initiatives have already been implemented during this fiscal year or will be implemented as part of the FY2018 Budget:

- Successful reopening of our waiting list adding 30,000 registrants with preference for those who live/work in the City of Atlanta in March of 2017.
- Creation of "Partnerships and People Investments", a new operating division transitioning from case management to building partnerships, securing financial resources and creating greater access to opportunities that further the economic, educational and wellness advancement of AHA-assisted households across programs.
- The Board authorized AHA to finalize Memorandums of Understanding for three co-investment opportunities with Westside Future Fund, Atlanta Beltline and Invest Atlanta for potential investment up to $105 million which will allow to deploy the available MTW funds held at HUD while supporting both AHA's mission and financial goals.
- Redevelopment of our former Herndon public housing site was successfully launched with a new developer earlier this year and procurement process initiated for former Englewood 37 acre site.
- Extensive rehabilitation work started at the end of 2016 at AHA's Juniper and Tenth Highrise, a 149-unit senior community. This was our first conversion under HUD RAD program.
- Real Estate divisions' core competencies and staffing are being increased to handle the development deal flow ahead of us.
- Focus added on regulatory compliance with additional staffing included in FY 2018 Budget.

The enclosed FY 2018 Budget has been developed to support the activities and initiatives outlined in our FY 2018 MTW Implementation Plan and, ultimately, to achieve our Vision 2022 as well as MTW Statutory Goals.

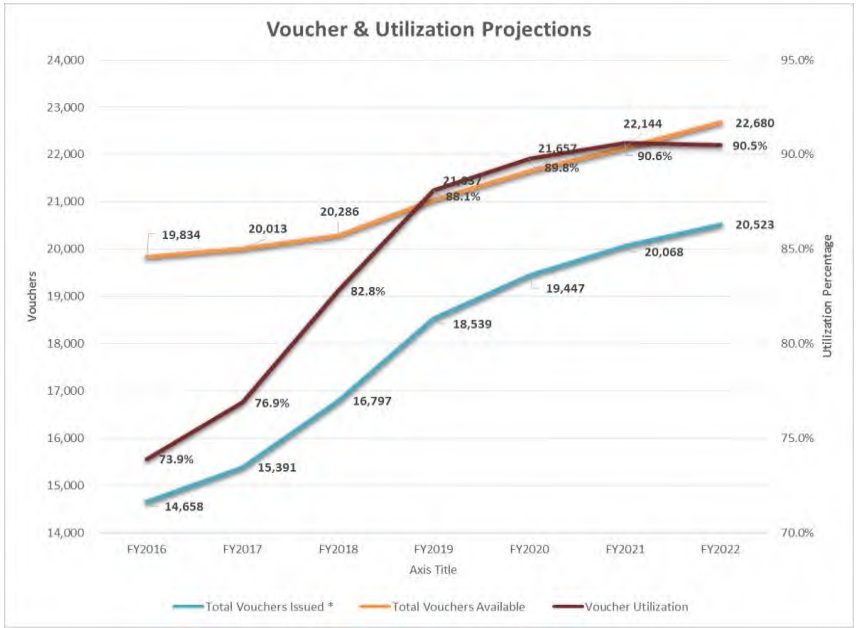
Our Budget projects AHA's sources of funds at $318.7 million from the following sources:

- $295.4 million in MTW funds provided by HUD, of which $73.4 million to be drawn from funds held at HUD. [1]
- $6.0 million from the Choice Neighborhoods Grant.
- $4.0 million from Replacement Housing Factor Grants.
- $6.0 million primarily from development-related income earned from deals expected to close during FY 2018 and proceeds from sale of properties.
- $7.3 million from other sources consisting of tenant dwelling income, and revenue from ancillary sources.

Our FY 2018 Budget projects that the uses of these funds will total $312.3 million[2], primarily for the following:

LIVE – Increasing the number of households served. AHA's highest priority continues to be serving more low-income individuals in need of affordable housing. As depicted in the following chart, AHA has come a long way in improving its voucher utilization rate, and plans to continue its efforts during FY 2018 to reach close to 83% from less than 70% in FY 2015. AHA's goal is to increase this rate to 90% by FY 2020/2021.

[1] Additional funds may be drawn from HUD-held reserve after AHA has proven the co-investment framework is an efficient investing tool. Once proven, AHA may seek to increase its commitments based on opportunities that become available.
[2] Please note, this will result in a $6.4 million excess of funds which will be held primarily in AHA's program income cash reserves. See page 44 for a more detailed description of AHA-held reserves.



As planned, AHA reopened its Housing Choice Voucher waitlist in FY 2017, with a preference to residents of the City of Atlanta and those who work in the City of Atlanta. In addition, with the decreasing availability of affordable housing options in the City of Atlanta, AHA's Budget also provides funding for business marketing and outreach programs to landlords to encourage and expand new landlord participation in AHA's Tenant-Based Voucher program.

Projected Increase in Household Units Served					
Fiscal Year	Projected New Tenant-Based Vouchers	Projected New HomeFlex	RAD units converted	Projected Attrition	Projected Total Gain
2017	1,040	144	149	(600)	733
2018	1,125	618	273	(610)	1,406

In total, our Budget provides for $150.3 million in housing assistance and public subsidy payments, an increase of $4.2 million over FY 2017 Budget, due to a projected 1,406 gain, net of attrition, in household served as depicted in the above chart.

WORK – Increased focus on building partnerships, securing financial resources and creating greater access to opportunities. To stabilize families and foster growth and advancement, affordable housing must be coupled with incentives and economic, educational and wellness opportunities for our participants.

To ensure adequate focus is given to this vital effort, we have transitioned our existing Human Development team to create a new division called "Partnerships and People Investments". This new division has the full time staff and necessary expertise support it needs to successfully provide the various self-sufficiency programs to achieve our goals in each of the five focus areas:

1. Family independence and economic advancement;
2. Student achievement;
3. Digital literacy and connectivity;
4. Health and wellness; and
5. Volunteerism.

During FY 2018, we are planning to invest a total of $2.7 million in agency's funds for our new Partnerships and People Investments Division and Human Development Support Professional Services to support the self-sufficiency programs.

LIVE/THRIVE – Long-term real estate initiatives to expand and preserve affordable housing opportunities in MIXED communities. AHA will continue its mission of expanding quality affordable housing opportunities throughout the City of Atlanta through its various real estate initiatives, which includes the revitalization and continued development of MIXED communities.

To this end, our FY 2018 Budget provides for $104.9 million of development and revitalization expenditures, primarily comprised of the following initiatives:

- $61.7 million in co-investment and acquisitions affordable housing opportunities out of the $105 million commitment with the balance projected to be spent in FY 2019.[3]
- $13.8 million towards the planned University Choice Neighborhoods four components.
- $20.1 million for the redevelopment of former public housing sites, primarily at Herndon and Englewood sites, including a projected $12.0 million for environmental clean-up at Herndon.[4]
- $3.2 million towards the conversion of Piedmont Road Highrise and Villages at Castleberry Hill I from Public Housing-funded (Section 9) to Housing Choice-funded (Section 8) under HUD's Rental Assistance Demonstration (RAD) program and the preparation of three AHA-Owned senior high-rises planned for conversion beyond FY 2018.
- $2.4 million in homeownership down payment assistance for first-time homebuyers at or below 80% AMI.
- $3.7 million in public improvements and other expenditures, including real estate consulting services.

[3] Please note, this assumes that the $105 million in co-investment will be made over a 2-5 year co-investment period.
[4] AHA is working to further explore its responsibilities for environmental clean-up in FY 2018 to ensure appropriate reserves are in place before redevelopment efforts are undertaken.

THRIVE – Continuation of effective and efficient agency administration. To accomplish the FY 2018 Budget activities, AHA intends to add fifteen (15) new full time positions over current existing positions. The chart below details these new positions. The cost impact of these new positions, combined with a 2% merit pay increase and an expected 17% inflation increase in the AHA-provided medical plan for the second half of our fiscal year, results in higher budgeted Operating Divisions and Corporate Support expenses of $2.0 million and $0.6 million, respectively, in FY 2018 over the FY 2017 Budget.

Real Estate Group (10)	***Office of General Counsel (3)***
Sr. Real Estate Development Manager (3)	Director, Compliance
Business Development Manager	Manager, Compliance
Project Manager	Compliance Analyst
RAD Project Manager	***Human Resources (1)***
Jr. Project Manager (2)	VP, Human Resources
Co-investment Analyst	***Choice Neighborhoods Project (1)***
Administrative Assistant	Director, Choice Neighborhoods

Also please note that effective July 1, 2017, AHA will offer paid leave to employees with at least one (1) year of service upon the occurrence of the following events: (a) birth of a biological child or children; (b) legal adoption of a child or children; or (c) becoming a foster parent to a child or children through the Georgia Division of Family and Children's Services, or a related or successor state agency. In such event, the employee is entitled to time off with pay not to exceed six (6) weeks. The employee is required to provide thirty (30) days advance notice of the proposed leave.

The extension last year by the Department of Housing and Urban Development of AHA's MTW agreement until 2028, assured the continued flexibility AHA, as an MTW agency, needs to pursue innovative programs---many of which are unique to Atlanta—that enhance the quality of life for our residents and provide them with housing opportunities in every community of Atlanta. AHA's work would not be complete without the services we provide to help our residents on the path to self-sufficiency, which include educational and workforce development programs, among others.

I am constantly inspired by the dedication and resilience of our staff and their continued commitment to make a difference for the families we serve and the community.

Catherine V. Buell

Catherine V. Buell
President and Chief Executive Officer

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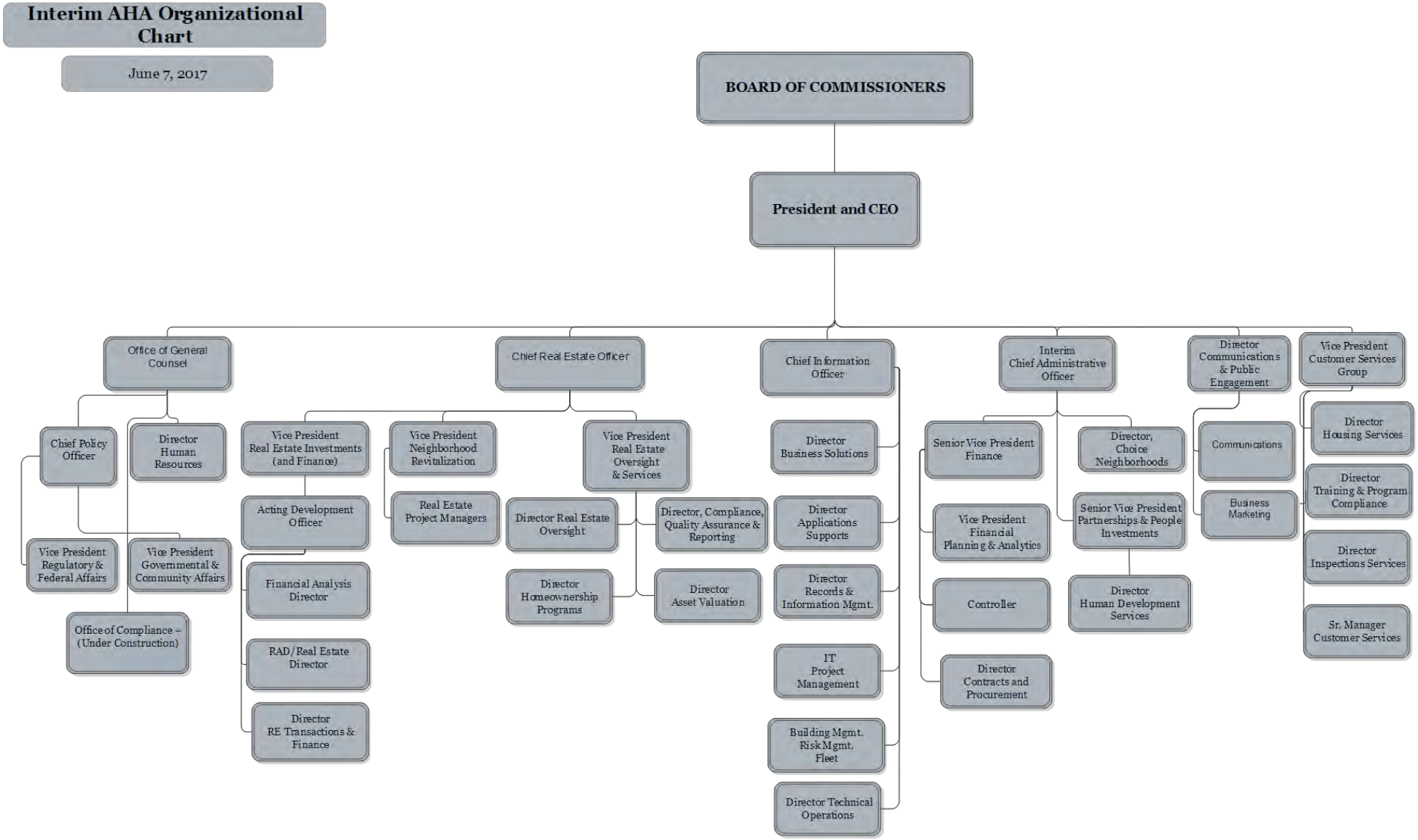
FY 2018 Financial Schedules


Interim AHA Organizational Chart
June 7, 2017
BOARD OF COMMISSIONERS
President and CEO
Office of General Counsel
Chief Real Estate Officer
Chief Information Officer
Interim Chief Administrative Officer
Director Communications & Public Engagement
Vice President Customer Services Group
Chief Policy Officer
Director Human Resources
Vice President Regulatory & Federal Affairs
Vice President Governmental & Community Affairs
Office of Compliance – (Under Construction)
Vice President Real Estate Investments (and Finance)
Acting Development Officer
Financial Analysis Director
RAD/Real Estate Director
Director RE Transactions & Finance
Vice President Neighborhood Revitalization
Real Estate Project Managers
Vice President Real Estate Oversight & Services
Director Real Estate Oversight
Director, Compliance, Quality Assurance & Reporting
Director Homeownership Programs
Director Asset Valuation
Director Business Solutions
Director Applications Supports
Director Records & Information Mgmt.
IT Project Management
Building Mgmt. Risk Mgmt. Fleet
Director Technical Operations
Senior Vice President Finance
Vice President Financial Planning & Analytics
Controller
Director Contracts and Procurement
Director, Choice Neighborhoods
Senior Vice President Partnerships & People Investments
Director Human Development Services
Communications
Business Marketing
Director Housing Services
Director Training & Program Compliance
Director Inspections Services
Sr. Manager Customer Services

Five-Year Plan and FY 2018 Priorities

On March 27, 2017, AHA's Board of Commissioners (Board) approved a resolution to adopt and submit the Fiscal Year 2018 MTW Annual Plan ("MTW Plan") to the U.S Department of Housing and Urban Development (HUD). The MTW Plan introduced Vision 2022, AHA's five-year plan, as well as provided the priorities for FY 2018. The MTW Plan can be found on AHA's website at http://www.atlantahousing.org/cms/uploads/file/aha-fy2018-mtw-annual-plan_draft-for-public-review_final_2017-0215.pdf. The following provides highlights of the plan.

VISION 2022: Live. Work. Thrive. (VISION 2022) is a comprehensive and strategic plan that renews the Atlanta Housing Authority's focus of being the frontrunner of affordable housing in the City of Atlanta.

OUR MOTTO: Opening Doors to Quality Living
True to the vision of our founders, Charles Palmer and John Hope, AHA is opening doors to quality living for all. AHA can accomplish this objective by focusing on innovative ways to increase affordable housing options and developing quality, innovative communities in Atlanta. At the same time, AHA will help create opportunities for advancement of working families, children, seniors and persons with disabilities.

THE CHALLENGE: Preserving Affordable Housing in a Growing Market The 39th largest city in the United States, Atlanta is growing rapidly. Between 2010 and 2015, Atlanta experienced a 10.4 percent population growth, and today, according to the World Population Review, its population is an estimated 463,878. With a gross domestic product of $276 billion, Atlanta ranks 10th in the nation economically; yet, as the city rebounds from the recession, growth remains imbalanced across the city, new real estate development largely focuses on luxury housing, and the income gap is widening.

As a result, the number of available affordable housing units is steadily decreasing, causing an affordable housing shortage in the City of Atlanta. The City of Atlanta's 2016 Comprehensive Development Plan acknowledges that the number and type of housing units constructed is a major factor affecting population growth. Affordable housing and equity is a top priority for the City of Atlanta. Other high-ranking needs, as identified in the plan, are:

- Work to attract a diverse population at all income levels
- Promotion of growth in areas with slow growth and declining populations
- Meeting the needs of a growing senior population by providing affordable housing options and opportunities to age in place.

Our VISION 2022 recognizes that Atlanta demographics are changing, market forces are shifting and affordable housing options are increasingly limited. Renters and homeowners also are demanding a lifestyle connected to a diverse community, one with innovative housing products and housing types that reflect their individual needs and a built environment that supports health, education and economic access, and opportunities for the residents of the complex and the surrounding community.

Place matters to people when choosing a location to live, work and thrive. A healthy place can provide: a commitment to equity in housing; wellness elements integrated into the built environment that offer programming opportunities for partners to provide services; and opportunities for social interaction and connections to the broader community, jobs, quality education, services and amenities.

With limited public funding available, in order to continue the development of affordable housing in healthy communities, AHA will leverage partnerships and private dollars to embrace new and integrated models of real estate development that take into account people's values and needs well into the future. This approach will change technology and mobility, and attract new sources of capital and partnership in an effort to stay competitive and relevant.

THE PLAN: Stronger Communities, Brighter Futures
To meet the challenges facing public housing in Atlanta's vigorous market, AHA aims to serve more low income families in need of affordable housing. Lead by the philosophy that all people matter and that quality living should not be an advantage of the privileged, we are motivated to provide better living opportunities for those we serve and empower them through human development services and opportunities that endorse self-reliance. These efforts will create building blocks to stronger communities and foster pathways to brighter futures.

OUR BENEFICIARIES: The People Our Plan Impacts
AHA provides housing opportunities and support to five general groups. Ninety-five percent of the families are very low- income or extremely low-income and earn less than $24,300 per year on average for a family of four. In other words, AHA assists the families that need us most, whether due to their income or circumstances. Over the next five years, AHA will focus on opening the doors wider to create more housing opportunities for families, individuals, and special needs populations such as veterans, older adults, and persons with disabilities.

AHA's Beneficiaries

THE STRATEGY: LIVE. WORK. THRIVE.
AHA strongly believes in the potential of the individual. Therefore, VISION 2022 takes a people-centered, holistic approach that creates opportunities for those we serve to live, work and thrive in innovative, safe and healthy communities. These three thrusts are the building blocks of our strategy:

- **Live**. AHA will redefine its approach to affordable housing development to emphasize community development, alongside the creation of innovative live-work-thrive innovation spaces.

- **Work**. AHA will invest agency funding towards the agency's self-sufficiency programs, with a focus on family independence, student achievement, digital literacy/ connectivity, health and volunteerism.

- **Thrive**. AHA will streamline its service delivery approach by updating financial policies and protocols, continuing to reduce operational overhead and identifying areas to preserve and increase quality affordable housing in the city of Atlanta.

AHA believes that people are the heartbeat of a community, not buildings. Thus, as we strive to increase access to quality housing for all, we also consider the needs of those we serve and ways in which we can improve their lives and surroundings. That is the core of VISION 2022. It is a strategy about people and community— people living well and working toward total self-reliance in communities that thrive. Why is this important? Because better living is the gateway to a better life. And at AHA, we believe everyone deserves a chance at a better life.

FY 2018 Priorities

AHA has identified 18 Priorities for its FY 2018 Budget aligned under the strategy of Live, Work and Thrive. These priorities are identified below and are described in further detail in AHA's FY 2018 MTW Annual Plan. In addition, each of AHA's Departmental goals and initiatives is linked to the overall priorities and identified in Appendices – Operating and Corporate Department Information.

LIVE

FY 2018 FOCUS: Expand and diversify our portfolio.

- **New Development Opportunities (AHA Vacant Land)** AHA will continue to expand housing opportunities using its various real estate initiatives, and by leveraging its land assets and MTW flexibility in public/private partnerships with the goal to create and preserve modern, distinctive, and quality communities. AHA will initiate new mixed-income, mixed-use development opportunities on AHA-owned land utilizing private sector development partners or an AHA-owned affiliate and will continue to build-out and invest in its 16 master-planned mixed-use, mixed-income communities (i.e. "further leverage") consistent with approved redevelopment plans.
- **MIXED Communities** Based on the market conditions and the strength of the real estate and financial markets, AHA and its development partners will continue to engage in real estate activities and advance the community sustainability aspects of the redevelopment plans.
- **Choice Neighborhoods Atlanta** AHA intends to continue all activities associated with the Choice Neighborhoods Implementation Grant related to the redevelopment of University Homes and three surrounding neighborhoods.
- **HomeFlex** AHA will issue a Request for Proposals for HomeFlex, seeking proposals from qualified owners and developers to continue the expansion of this project-based rental assistance program.
- **Housing Choice Voucher Program (HCVP)** AHA will continue to enhance the HCVP to ensure that privately-owned housing options are available in the city of Atlanta. AHA will expand landlord outreach and incentives. AHA will also draw from a new waiting list with local residency preferences.
- **HAVEN (Supportive Programs)** AHA continues to expand its role in addressing the needs of families that are homeless or at risk of homelessness. AHA will continue to use its MTW flexibility and funds to explore various rent reforms and additional homelessness initiatives and pilots in FY 2018 focusing on veterans and those transitioning from supportive housing or facing homelessness due to short-term challenges.
- **AHA-Owned Communities (including RAD & Reformulation)** AHA will seek to leverage programs to complete the necessary rehabilitation work at AHA-Owned Communities and public housing units in MIXED Communities. AHA plans on converting Piedmont Road Highrise and Villages at Castleberry Hill I to HomeFlex

during FY 2018 and advance the process for conversion of other properties.

- **Down Payment Assistance** AHA will also continue to provide down payment assistance at West Highlands and other MIXED Communities, as funds are available.

WORK

FY 2018 FOCUS: Expand economic, educational and wellness opportunities through community partnerships and support services

- **Family Independence & Economic Advancement** AHA will explore partnerships to support families in areas such as assistance with basic needs and supporting self-sufficiency and wealth-building.
- **Student Achievement** AHA will explore partnerships to support families in areas such as tutoring, early childhood development, early learning, afterschool, summer transitional programs, educational and extracurricular scholarships, expeditionary learning opportunities, parenting, GED and lifelong learning.
- **Digital Literacy and Connectivity** AHA will expand efforts to prepare and equip all AHA-assisted families for the technology age. AHA will enter into strategic partnerships to provide basic digital literacy training programs, no- and low-cost Internet connectivity programs and Science, Technology, Engineering, Arts and Math (S.T.E.A.M.) programs for school-age children.
- **Health and Wellness** AHA will expand the health and wellness program to all AHA-assisted families in order to promote a healthy lifestyle through the physical environment, activities and events, and support services for ALL ages.
- **Volunteerism** AHA will further develop AHA CARES, an organized, volunteer program that allows AHA staff, family and friends to participate in AHA-sponsored volunteer projects.

THRIVE

FY 2018 FOCUS: Streamline service delivery approaches and financial protocols

- **Co-investment Framework** AHA will advance the establishment and implementation of a co-investment framework, an integrated and collaborative approach to investing funds. It allows AHA to leverage external resources from public sources, developers, community and economic development organizations, philanthropists, and other sources to expand the production of affordable housing and mixed income communities. It also takes advantage of AHA's ability to make investments at almost any point in the development process, from pre-development through construction and permanent financing. This flexibility allows AHA's co-investment to close gaps that would otherwise prevent a viable project from moving forward. By partnering with organizations in this manner, AHA leverages and increases the impact of its own investments.
- **The New Paradigm** AHA will continue to implement its new model for working with future private sector development partners and structuring real estate investment deals. Application of the New Paradigm will ensure that AHA resources are efficiently deployed and will provide a measurable return on investment.
- **Self-Development Entity** AHA will continue to examine the creation of a development affiliate to further our mission and

enhance our affordable, moderate and mixed-use development and preservation effort.

- **Small Business and Section 3 Program** AHA will continue its outreach efforts through sponsored workshops, seminars, and networking with other governmental and non-governmental agencies and use these opportunities to promote AHA's SBE/Section 3 Program.
- **Measurements of Success** AHA has established key performance indicators to measure the success of our vision and plan over the next five years. For FY 2018, AHA will define baseline and annual goals, then monitor our progress.

BUDGET PROCESS

AHA's annual budget process is a decentralized, goals and objectives-oriented process specifically designed to support AHA's mission and long range vision on a consolidated budget basis.

AHA, like most organizations, has an overlapping budget cycle. The next year's budget is developed while the current year budget is being executed. It includes an internal operating budget, as well as external budget submissions required by HUD.

The budget cycle is an integral part of AHA's overall strategic business planning cycle. This cycle is displayed on the next page. The months provide the relative timeframe for each activity.

Internal Budget Process

AHA Strategic Plan Updated or Realigned
The President and CEO and senior staff review the AHA Strategic Plan to update or realign, as applicable, and develop the implementation plan for the upcoming fiscal year.

Develop Implementation Plan for the Coming Fiscal Year
AHA's senior and middle management then identify the projects and programs necessary to accomplish AHA's goals and objectives for the upcoming fiscal year. Appropriate initiatives, milestones, priorities, and required resources are identified as a part of the process.

Develop Budget Requests Based on Business Plan and Annual Requirements
Senior staff develops appropriate corporate and administrative department budgets to support the Annual MTW Plan and the Implementation Plan. Significant areas include:

- **AHA-Owned Properties.** AHA, in cooperation with private management agents who manage AHA-owned public housing properties, develops the annual detailed budgets necessary to manage such properties to the goals and objectives set forth in the respective management plans and property management agreements. Separate budgets are established for each property.

- **MIXED Communities.** The MIXED communities are owned by public/private partnerships and a percentage of the units are reserved for families who need some assistance to pay their rent. For that percentage, AHA provides an operating subsidy to the owner on a break-even basis for apartments occupied by qualified low income residents. AHA bases the MIXED budget on the individual annual budgets submitted by the owners.

- **HomeFlex Communities.** Through contractual agreements with owners, AHA provides monthly subsidies for units occupied by qualified residents. AHA develops annual HomeFlex subsidy budgets based on current performance and forecasted changes in units.

- **Housing Choice Vouchers**. The budget for Housing Choice Housing Assistance Payments (HAP) are based on current voucher expenses, projected new voucher increments, attrition, inflation, and other factors that impact annual costs.

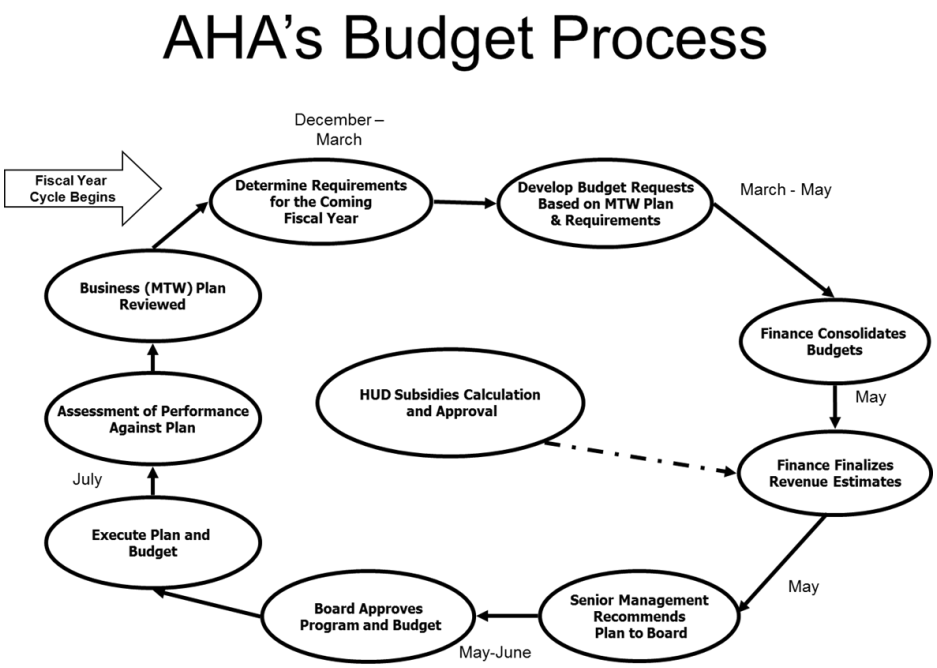
- **AHA Headquarters**. Based on the workload outlined in the Annual MTW Plan, the leadership of each of the headquarters' departments develops a staffing plan and non-salary budget to meet its goals and objectives for the coming year.

- **Development and Revitalization.** Based on the Strategic Real Estate Plan, commitments, opportunities, and fund availability, AHA develops a project-based Development and Revitalization plan.

Finance Consolidates Budgets
Finance analyzes the various budgets for accuracy and completeness and consolidates them into AHA's initial requested budget. Senior Management reviews the consolidated requested budget to ensure it will allow AHA to accomplish its goals and objectives in the most effective and efficient manner possible.

Finance Estimates Revenues
Finance estimates fiscal year revenues and compares these with the requested budgets. Finance prepares the initial Sources and Uses document to display this information. This document provides Senior Management with a high level analysis of the requested funds, the estimated revenues, and the resulting surplus or deficit.

Senior Management Budget to the Board
Executive Management reviews analysis to develop the annual initiatives and Budget. The Budgets are documented in the annual Budget Book which is provided to the Board of Commissioners for approval.



Board Approves Plan and Budget
The Board of Commissioners reviews the Budget Book and is briefed by Senior Management. The Commissioners then approve the budget.

Execute Plan and Budget
The Finance Department loads the approved budget into AHA's Financial Management System and provides management with their fiscal year budgets at account level detail. Funds are expended throughout the year based on the previously identified goals, objectives, projects and initiatives.

Assessment of Performance and Reporting against the Plan
Throughout the year, Senior Management reviews the operational and financial performance of AHA compared to the Annual MTW Plan and Budget. Senior Management makes changes where required and uses the assessment as an input to the next year's priorities; and provides quarterly reports to the Board.

The Senior Vice President, Finance Operations provides periodic reports to the Board of Commissioners on the status of revenues and expenditures against the Budget, including explanations.

Amendments to the Annual Comprehensive Operating and Capital Budget
In their approval of the Annual Comprehensive Operating and Capital Budget, the Board authorize the President and Chief Executive Officer (CEO) and the Senior Vice President, Finance Operations to do all things necessary and advisable to submit the Budget to the United States Department of Housing and Urban Development (HUD), if so required, to make such changes as may be required by HUD without the further vote or approval of the Board.

After the first six months. AHA conducts a mid-year budget review and, if required, presents a revised budget to the Board for the remainder of the fiscal year.

Contracts and Procurement Policy
In accordance with AHA's Contracts and Procurement Policy, The Board of Commissioners appoints and delegates to the President and Chief Executive Officer procurement authority, as the Contracting Officer. The President and Chief Executive Officer has the authority to execute intergovernmental agreements, contracts, purchase orders and/or modifications up to one hundred thousand dollars ($100,000) without Board approval. Approval of the Board of Commissioners is required for contracts and contract modifications, that alone or in the aggregate, total an amount in excess of one hundred thousand dollars ($100,000). Board approval is also required when subsequent modification(s) total one hundred thousand dollars ($100,000). In the event the President and Chief Executive Officer determines it would be in the best interest of AHA, the President and Chief Executive Officer, upon concurrence of the Chairperson of the Board of Commissioners, may execute a contract and/or modification that requires Board approval before the next Board meeting, provided that said contract and/or modification(s) is presented to the Board for ratification at the next regular or special Board meeting. In addition to the above, the President and Chief Executive Officer shall have the authority to terminate contracts in accordance with the terms of such contracts and enter agreements relating to resolution of any contract dispute. AHA presents to the Board contracts which are expected to exceed $100,000 during the term of the contract.

Strategic Contracts
Included in the Budget Resolution are Strategic Contracts where AHA has entered into contractual relationships with various consultants to provide specialized expertise, technical assistance and temporary staff for various projects and programs. In addition, AHA is authorized to purchase goods and services under the State of Georgia contracts and applicable United States General Services Administration (GSA) contracts, which allows AHA to benefit from the buying power of each.

The Strategic Contract section of the Budget Resolution authorizes the President and CEO to issue or amend contracts and task orders with strategic contractors, including those in excess of $100,000, provided that the total of all Strategic Contracts, when taken together with the other budget expenditures, do not exceed the total budget authority provided under the FY 2018 Budget.

The Budget Resolution provides for quarterly reports to the Board of Commissioners on actual expenditures against Strategic Contract budgeted spending.

Reallocations within the FY 2018 Budget
The FY 2018 Budget Resolution authorizes the President and CEO and the Senior Vice President, Finance Operations to make reallocations between funding sources, business lines, departments and accounts, as necessary, to execute the FY 2018 MTW Annual Implementation Plan as long as AHA remains within the FY 2018 Budget use of funds authority approved by the Board of Commissioners in the resolution.

HUD Funding and Appropriation Process *(See chart below)*

HUD's Voucher Program, Operating Subsidy and Capital Fund Programs are funded through the annual federal appropriations process. On May 5, 2017, the President signed the Consolidated Appropriations Act 2017 (2017 Appropriations Act), which includes the funds HUD will provide to public housing authorities for calendar year 2017, which is HUD's Funding Year 2017.

AHA's fiscal year begins July 1 and ends June 30. The AHA FY 2018 Budget, therefore, includes six months (July–December 2017) that will be funded based on HUD's Funding Year 2017. Based on the provisions of the 2017 Appropriations Act, HUD has established Voucher Program and Capital Fund Program funding levels for public housing agencies for calendar year 2017. HUD required that each public housing authority (PHA) submit their operating subsidy calculations for 2016. HUD's review of the requested calculations is continuing and, although HUD has disbursed funds in 2017 based on estimates, the approved funding levels are anticipated later this year.

The last six months of AHA's FY 2018 Budget (January–June 2018) are based on HUD's Funding Year 2018. On May 23, 2017, the President submitted his Budget to Congress and included substantial cuts in several HUD programs including Public Housing and the Capital Fund Program.

The Congressional Federal Fiscal Year 2018 appropriations process, however, has just begun, and it is expected that many of the President's cuts will not survive into the final appropriations act. Because the President's Budget was later than usual and because there will be considerable negotiations, the appropriations process is not expected to be finalized until the fall. Therefore, AHA's FY 2018 Budget is based on HUD's Funding Year 2017 funding levels on the assumption that these levels will be repeated for HUD's Funding Year 2018.

Comparison of AHA's Fiscal Year to the Federal Fiscal Year and HUD's Funding Year																							
Calendar Year 2017												Calendar Year 2018											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Oct 2016 <- Federal Fiscal Year 2017									Federal Fiscal Year 2018												FFY 2019 ->		
HUD Funding Year 2017												HUD Funding Year 2018											
<- AHA Fiscal Year (FY) 2017						AHA Fiscal Year (FY) 2018												AHA Fiscal Year (FY) 2019 ->					

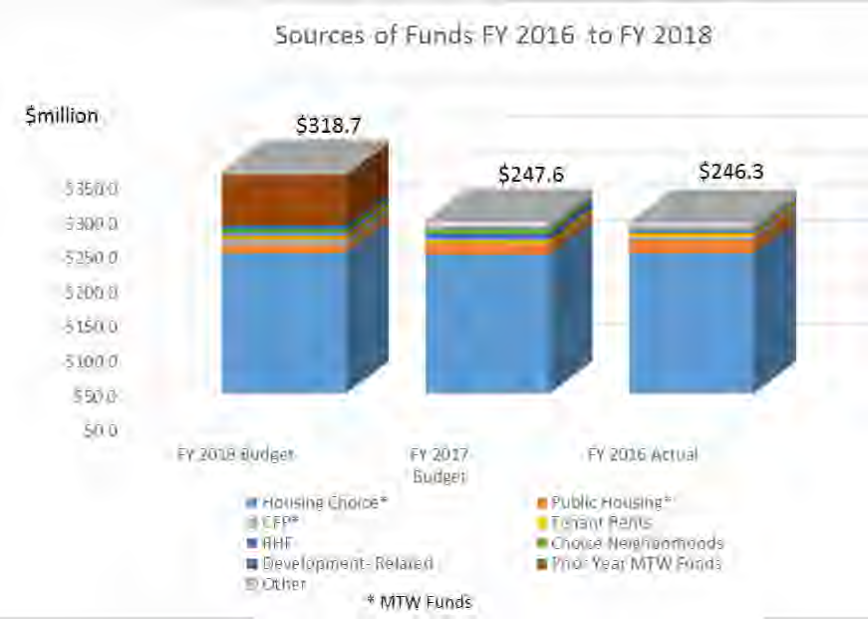
BUDGET OVERVIEW

Comprehensive Budget – 3-Year Comparison

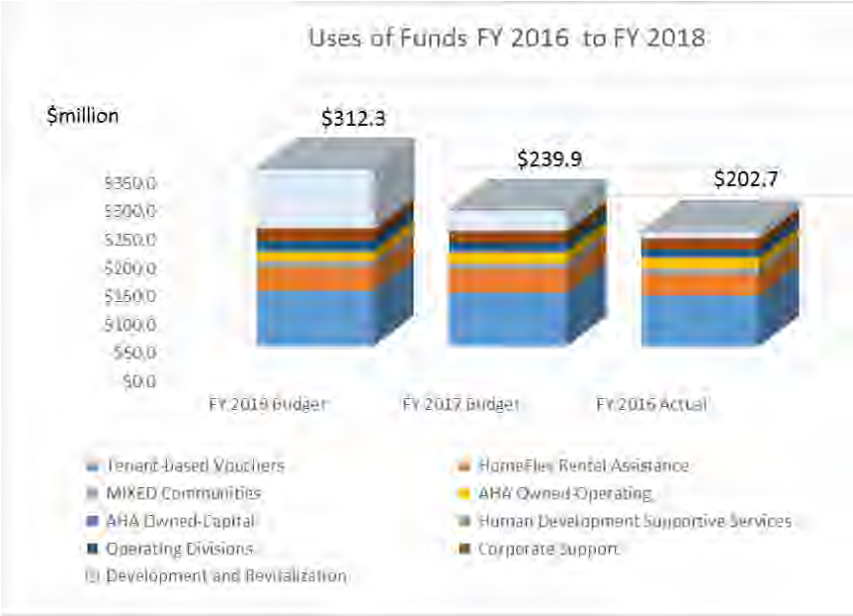
With the inception of FY 2018, AHA enters the fourteenth year as a participant of Moving-To-Work (MTW) Demonstration Program. AHA continues to employ the flexibility afforded by its MTW Agreement with HUD.

Consistent with its Vision 2022 and FY 2018 Priorities, AHA will continue to pursue the three statutory objectives of the MTW Program.

On a combined basis, total sources of funds in the FY 2018 Budget are projected to amount to $318.7 million, an increase of $71.1 million over the FY 2017 Budget, due to increased development activities and higher voucher assistance payments.



The Budget provides for total expenses of $312.3 million, an increase of $72.5 million over last year's Budget, primarily due to increased development and revitalization activities.



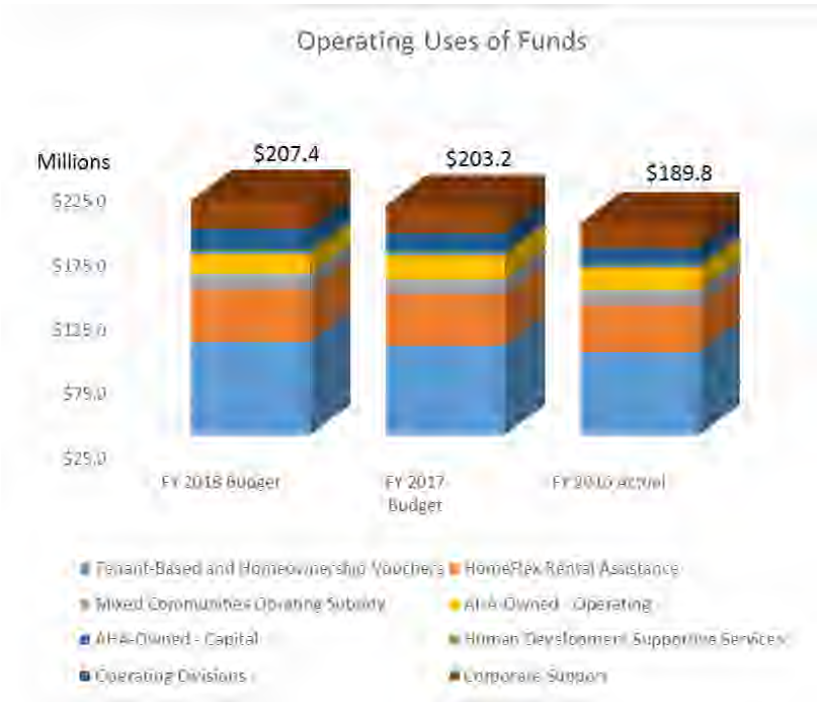
Although AHA's MTW Annual Plan is comprehensive in nature and presented on a combined basis, the FY 2018 Budget is also presented in two components: a FY 2018 Operating Budget and a FY 2018 Development and Revitalization Budget. The former focuses on the annual operations and related funding of AHA, while the latter represents a twelve-month projection of the expenses and funding of multi-year development and revitalization projects.

The excess of sources over uses of funds of $6.4 million will be added to AHA's program income funds reserves.

FY 2018 Operating Budget

AHA expects to receive $228.4 million in operating funds in FY 2018 and expend $207.4 million for operating activities. The $21.0 million in excess funding is composed of obligated (authorized) Housing Choice funds which are expected to remain at HUD for AHA's use in future years. This excess is projected to disappear once AHA voucher utilization rate reaches 90%.

AHA's highest priority continues to be serving low-income individuals in need of affordable housing. In FY 2018, AHA is



focused on increasing the number of total households served from 23,097 (estimate at the end of FY 2017) to over 24,774 (end of FY 2018) by increasing the number of Tenant-Based Vouchers and HomeFlex project-based assistance. AHA's budget reflects the heightened focus on increasing the number of households served by allocating:

- $97.5 million to cover the costs of 10,621 Tenant-Based and Homeownership Vouchers to support additional marketing and advertising efforts to attract additional landlords to the Voucher program.
- $40.6 million in total HomeFlex rental assistance, formerly AHA's PBRA Program, to fund a total of 6,376 affordable rental units, including 422 RAD units.
- $12.1 million in operating subsidy to its partners to support 2,155 public housing units at MIXED Communities, after Villages at Castleberry Hill I (66 units) converts under RAD in January 2018.

The FY 2018 Budget provides $16.9 million to operate, maintain and provide capital improvements for 1,585 units at eleven AHA-owned communities and for other properties. These communities are preparing to convert to HomeFlex, with AHA's Piedmont Highrise projected for RAD conversion in September 2017.

AHA plans to spend $1.7 million (contracted services) for Human Development Supportive Housing Services and Community Relations, in addition to $1.4 million for the Partnerships and People Investments Operating Division and $0.9 million in human development services at the eleven AHA-owned communities. This results in an overall increase of $1 million due to AHA's shift to servicing all AHA families as opposed to solely focusing on work non-compliant households.

The Budget provides $16.2 million for staffing and operations of its Operating Divisions and $21.9 million for Corporate Support Departments. These amounts fund continuing planning, supervision, management and support, as well as an increased focus on partnerships, real estate activities and regulatory compliance.

FY 2018 Development and Revitalization Budget

In line with AHA's LIVE focus for FY 2018: ***Expanding and diversifying our portfolio***, the Budget includes $104.9 million in development and revitalization activities which will be funded from AHA's HUD-held reserves and subsidies and grants as well as local sources.

Having adopted a co-investment framework under its THRIVE focus, AHA is in the process of entering into partnership agreements with Invest Atlanta, Atlanta Beltline, Inc., and the Westside Future Fund to develop and invest projects which will expand affordable housing in the City of Atlanta. As part of its up to $105.0 million commitments to co-investments, the Budget includes $61.7 million which will allow AHA to work with its partners to optimize and leverage the use of the funds and take advantage of opportunities in FY 2018. AHA anticipates that funds not used in FY 2018 will remain available in FY 2019, although this is not guaranteed by HUD. See page 40 for the discussion on budget risks.

The FY 2018 Budget provides $13.8 million to advance the University Choice Neighborhoods five-year initiative, funded through a $30 million Choice Neighborhoods Implementation Grant from HUD, and to be supplemented with MTW, RHF and Program Income funds from AHA reserves. AHA will continue to invest in partnership with the City of Atlanta in targeted revitalization and transformation initiatives, family self-sufficiency services, and community development programs in the Vine City, Ashview Heights, and the Atlanta University Center communities.

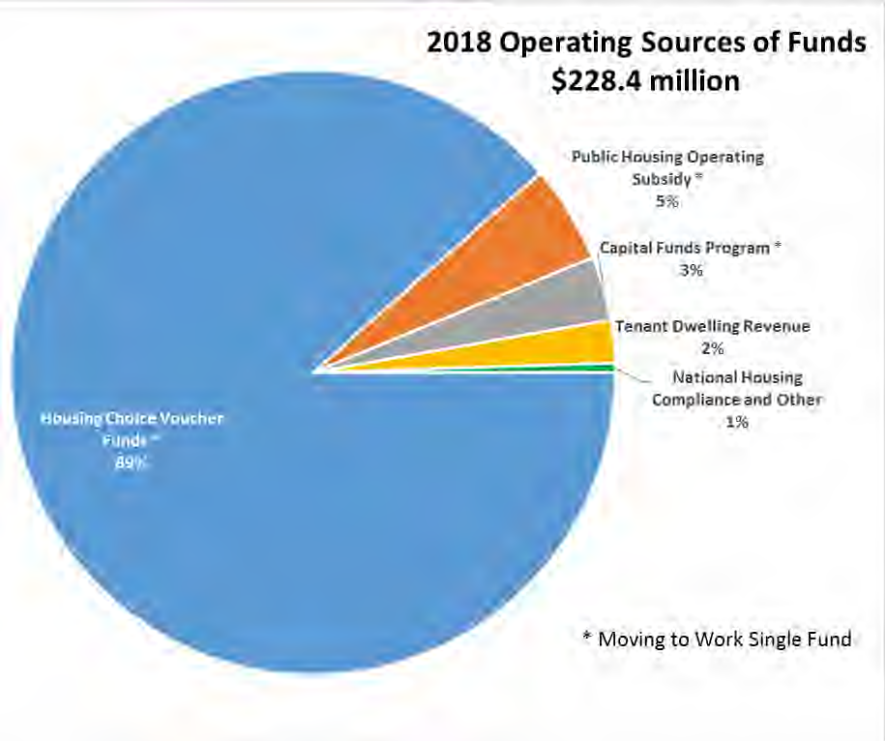
As part of a multi-year plan, the Budget provides $20.1 million to start redeveloping AHA's twelve former public housing communities which AHA closed and demolished in the last decade. The Budget provides $3.2 million to convert properties under the RAD rehabilitation program.

AHA's FY 2018 Budget provides $6.0 million for other development activities of which $2.4 million for an estimated 120 new mortgages under its Down Payment Assistance (DPA) program to qualified homeowners. It also includes $2.2 million of public improvements expenses to complete West Highlands homeownership construction program and a $0.5 million public improvements at Centennial Place already funded by the City of Atlanta. To support its various initiatives, the Budget also includes $0.9 million in consulting and professional services.

OPERATING BUDGET – SOURCES AND USES

Operating	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
Sources of Funds			
Housing Choice Voucher Funds (based on HUD authorization)	$ 202,220,614	$ 200,102,471	$ 2,118,143
Public Housing Operating Subsidy	12,006,994	14,832,993	(2,825,999)
Capital Funds Program (CFP)	7,799,283	500,000	7,299,283
Total MTW Single Fund	222,026,891	215,435,464	6,591,427
Tenant Dwelling Revenue	5,222,013	5,749,447	(527,434)
National Housing Compliance (NHC)	698,500	720,000	(21,500)
Other Revenue and Grants	438,574	508,426	(69,852)
Non-Operating Sources of Funds	62,000	-	62,000
Total Operating Sources of Funds	**$ 228,447,977**	**$ 222,413,336**	**$ 6,034,641**
Operating Uses of Funds			
Housing Assistance and Operating Subsidy Payments			
Tenant-Based and Homeownership Vouchers	$ 97,544,971	$ 94,662,623	$ 2,882,348
HomeFlex Rental Assistance (formerly PBRA)	40,607,717	39,412,269	1,195,448
Mixed Communities Operating Subsidy for AHA-Assisted Units	12,116,152	11,997,277	118,875
Total Housing Assistance and Operating Subsidy Payments	150,268,840	146,072,169	4,196,671
Operating Expense for AHA-Owned Residential Communities & Other AHA Properties	14,898,349	16,582,468	(1,684,119)
Capital Expenditures for AHA-Owned Residential Communities & AHA Headquarters	1,961,773	1,771,300	190,473
Human Development Supportive Housing Services and Community Relations	1,714,023	1,170,825	543,198
Operating Divisions	16,169,657	14,162,868	2,006,789
Corporate Support	21,861,838	21,288,992	572,846
Debt Service on Energy Performance Contract (EPC) Capital Lease	561,800	2,125,882	(1,564,082)
Total Uses of Funds for Operating Activities	57,167,440	57,102,335	65,105
Total Operating Uses of Funds	**207,436,280**	**203,174,504**	**4,261,776**
Excess of Operating Sources over Uses of Funds	**$ 21,011,697**	**$ 19,238,832**	**$ 1,772,865**

FY 2018 OPERATING SOURCES OF FUNDS



AHA projects $228.4 million in funds from HUD and other external sources to support operations in FY 2018, a $6.0 million increase over the FY 2017 Budget. The details behind each of the funding sources are explained in the following sections.

Moving to Work (MTW) Single Fund

Under AHA's MTW Agreement, AHA administers its funding for the Housing Choice Voucher Program (HCVP), Public Housing Operating Subsidy (Operating Subsidy) and Capital Fund Program as a single fund (MTW Single Fund) in a substantially less-regulated environment with increased programmatic flexibility.

Notwithstanding this increased flexibility, there remains ongoing program-specific budgeting, accounting and reporting responsibilities to HUD. AHA will continue to receive funds from these three program areas in accordance with HUD's annual appropriations process.

AHA's projections of FY 2018 MTW funding from its three funding sources totaling $222.0 million are as follows.

Housing Choice Voucher Program Funds

AHA's FY 2018 Budget includes $202.2 million in Voucher Program funds, which represents an increase of $2.1 million from the FY 2017 Budget primarily due to RAD funding for Juniper and Tenth and Piedmont Road Highrise. The $202.2 million Voucher Program funds are comprised of the following:

- $191.9 million for all authorized 19,069 **MTW-qualified vouchers**, into which administrative fees are bundled, and reflecting a 97.5% proration rate for FY 2018 essentially the same as FY 2017 based on HUD current proposed budget. A 2.7% inflation factor was approved for CY 2017, offsetting the lower proration rate and providing a higher subsidy base for CY 2018.

- $8.7 million for 795 **non-MTW special-purpose vouchers**. Participants using these special-purpose vouchers are managed within AHA's MTW program, but special accommodations apply in accordance with HUD's guidance for each program. Included in the $8.7 million is $0.6 million in administrative fees, which assumes a 77% proration based on current HUD estimates.

  These non-MTW special-purpose vouchers support the Family Unification Program (300), Veterans Affairs Supportive Housing (VASH) (270), One-Year Mainstream (Near elderly

disabled) (175) and Five-Year Mainstream (50). Such vouchers, by virtue of the related authorization and appropriations language, will never be eligible for inclusion in AHA's MTW Single Fund. They are reported in the Budget as part of MTW Program for convenience purposes only but reported to HUD and managed separately.

- $1.6 million for 356 **RAD vouchers,** corresponding of 12 months of Housing Choice RAD funding for Juniper and Tenth (149 units) and six months of RAD funding for Piedmont Road Highrise (207 units), including administrative fees on expected leased vouchers. It should be noted that AHA will not start receiving RAD subsidy for Villages at Castleberry Hill I (66 units) until CY 2018 although it will start making payments for those units as part of its HomeFlex program in January 2018 or following the closing.

Public Housing Operating Subsidy (Operating Subsidy)

During FY 2018, AHA projects that HUD will provide $12.0 million in Operating Subsidy, a decrease of $2.8 million from the FY 2017 Budget due primarily to the Juniper and Tenth and Piedmont Road units converted or expected to convert from Section 9 to Section 8. The FY 2018 funding assumes an 85% proration, essentially the same as FY 2017, and is based on an average of 1,690 units at AHA-Owned residential communities, along with 2,221 AHA-assisted units at 34 MIXED communities for twelve months.

Capital Fund Program

HUD establishes Capital Fund Program budgets at the time of annual grant awards based on the amount funded by Congress and the characteristics of public-housing-assisted units subsidized by AHA under its Annual Contributions Contract with HUD, as amended. While Capital Fund Program funds are part of the MTW Single Fund, they are provided to AHA on an as-required basis and AHA must expend each annual grant within four years of its award. In FY 2018, AHA plans to draw $7.8 million in Capital Fund Program funds awarded previously.

HUD is expected to award a new 2018 Capital Fund Program grant to AHA during FY 2018 in the amount of $10.3 million, but these funds will not be used in FY 2018 but will remain available for future spending.

Tenant Dwelling Revenue

AHA projects it will receive $5.2 million in Tenant Dwelling Revenue from the remaining 11 AHA-owned residential communities during FY 2018. This amount reflects a slight decrease from the FY 2017 Budget primarily because tenant rents from Piedmont Road Highrise are not included as revenue after the property converts to HomeFlex in September 2017. Tenant Dwelling Revenue is used to fund operating expenses at the communities.

Rent collected by the Owner Entities from AHA-assisted residents of MIXED communities is not revenue to AHA because AHA does not own nor control these properties. AHA provides operating subsidy to the Owner Entities of these communities for the AHA-assisted units to the extent rent collected from the AHA-assisted residents does not cover the operating cost attributable and related to such units, pursuant to the regulatory and operating agreements between the entities that own the respective buildings and AHA.

National Housing Compliance (NHC)

During FY 2018, AHA projects it will receive $0.7 million in contributions as one of the 11 members of NHC, basically the same amount as budgeted in FY 2017. Headquartered in Atlanta, Georgia, NHC earns fees for contract administration services as

HUD's Performance Based Contract Administrator (PBCA) for the states of Illinois and Georgia. NHC makes periodic contributions to Members based on NHC's earned PBCA revenue in excess of NHC's operating expenses.

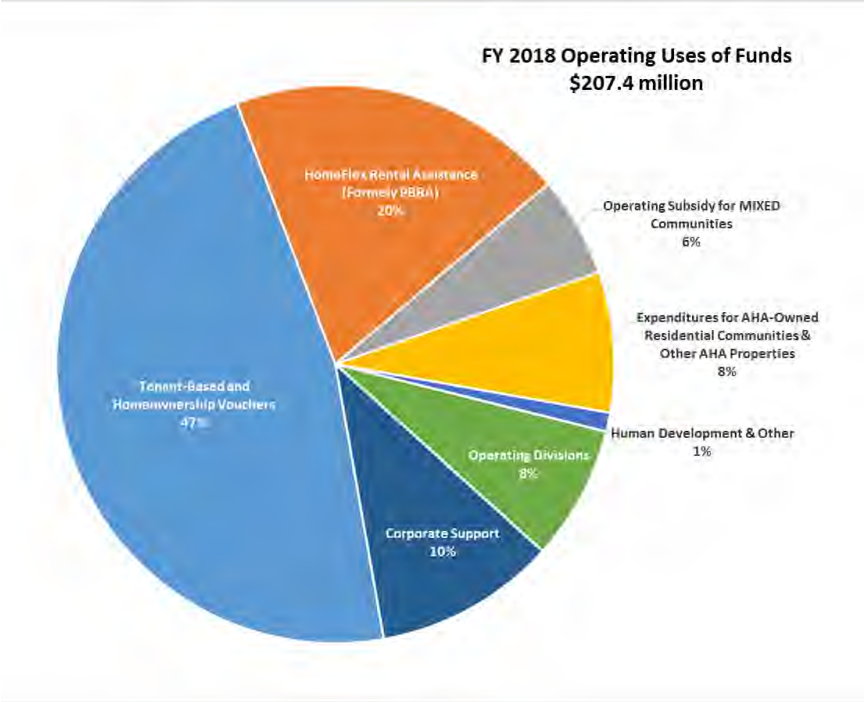
Other Revenue and Grants

During FY 2018, AHA anticipates it will receive $0.4 million from various sources, including $0.2 million in HUD ROSS Grant funding for Family Self Sufficiency Program Coordinators, as well as revenues from cell tower leases and other miscellaneous revenue, totaling $0.2 million.

Non-Operating Sources of Funds

AHA estimates it will earn $62,000 in interest income during the FY 2018 from investments of its surplus cash in its NHC cash reserve.

FY 2018 OPERATING USES OF FUNDS



AHA projects it will use $207.4 million to support its FY 2018 Operating Budget, representing a $4.2 million increase over the FY 2017 Budget, primarily due to increased housing assistance payments.

Housing Assistance and Operating Subsidy Payments

During FY 2018, AHA projects it will provide Housing Assistance and Operating Subsidy Payments totaling $150.3 million to various Owner Entities, landlords, tenants and other housing authorities, representing a $4.2 million increase over the FY 2017 Budget.

Tenant-Based and Homeownership Vouchers

The Budget includes $97.5 million to support AHA's Housing Choice Tenant-Based Voucher Program and other related programs, a $2.9 million increase over the FY 2017 Budget, corresponding primarily to costs associated with the increased lease up activities during FY 2018 to support AHA's FY 2018 MTW Plan families served target. The total tenant-based and homeownership voucher payment is comprised of the following:

Housing Assistance and Operating Subsidy Payments	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017 Budget
Tenant-Based and Homeownership Vouchers			
In Jurisdiction Tenant-Based Vouchers	$ 78,094,769	$ 76,317,188	$ 1,777,581
Out of Jurisdiction (Port Out) Tenant-Based Vouchers	17,040,935	15,958,750	1,082,185
Voucher Portability Administrative Fees	1,105,431	1,070,503	34,928
Short-Term Housing Assistance	400,000	400,000	-
Case Management and Administration of Supportive Housing Initiatives	200,000	200,000	-
Leasing Incentive Fees	534,000	519,850	14,150
Homeownership Vouchers	169,836	196,332	(26,496)
Total Tenant-Based and Homeownership Vouchers	97,544,971	94,662,623	2,882,348
HomeFlex Rental Assistance (formerly PBRA)	40,607,717	39,412,269	1,195,448
Mixed Communities Operating Subsidy for AHA-Assisted Units	12,116,152	11,997,277	118,875
Total	**$ 150,268,840**	**$ 146,072,169**	**$ 4,196,671**

- Lease up of 10,576 Housing Choice participant households by the end of FY 2018, a net increase of 515 vouchers from the 10,051 vouchers projected to be leased-up by the end of FY 2017. Included in the projected 10,576 vouchers are 8,542 households ($78.1 million) within AHA's jurisdiction and 2,034 households ($17.0 million) for whom AHA is responsible, but who reside outside AHA's jurisdiction and have "ported" their voucher to that jurisdiction under HUD's voucher portability policy. In addition, AHA expects to pay $1.1 million in Voucher Portability Administrative Fees to other public housing authorities to administer these ported vouchers.
- In order to ensure AHA accomplishes its goal and meets its five-year plan, AHA intends to issue 800 vouchers to eligible households drawn from its 2017 Housing Choice waiting list and also absorb 120 additional participants who "port in" to Atlanta from other PHAs. These increases will be offset by an expected annual attrition of 610 vouchers due to a variety of reasons.
- AHA will continue the implementation of two existing local programs by providing an additional 150 MTW vouchers for the Tenant-Based Supportive Housing program (also known as FLOW) for individuals graduating from Shelter-Plus Supportive Housing. AHA also plans to lease up an additional 25 MTW vouchers to be used in support of AHA's Next Step program for young adults transitioning from foster care in FY 2018.
- In connection to the VASH program, AHA anticipates to have 270 vouchers fully leased by the end of FY 2018 by issuing 30 vouchers during the FY 2018.

Included in the Budget is $0.6 million to provide Short- Term Housing Assistance (20 vouchers) and case management to renters who are not participants in other AHA programs as part of AHA's Housing Stabilization Fund (which is also referred to as the "Home Again" program).

The Budget also includes $0.5 million for Leasing Incentive Fees, which will be used to aid AHA in negotiating rental agreements for selected hard-to-house households, where needed, and to encourage more rapid leasing.

This Budget also supports 25 Homeownership Vouchers for $0.2 million, which provides payments to eligible homeowners to assist them in making their monthly mortgage payments. AHA does not plan to issue new vouchers for this program.

HomeFlex (Formerly "Project Based Rental Assistance" (PBRA)) (See Budget Financial Schedule II.A for budgets by community)

Under the auspices of AHA's HomeFlex Program, an Owner Entity agrees with AHA to set aside an agreed percentage of units in its housing community in exchange for long-term project-based HomeFlex assistance for such units, thereby making such units affordable to eligible low-income households.

The FY 2018 Budget includes $40.6 million in projected HomeFlex payments, a $1.2 million increase over the FY 2017 Budget, to support 6,376 AHA-assisted households (projected available units at end of FY 2018) at 81 participating mixed-income and supportive housing communities, including communities converted or to be converted under the RAD program as well as new communities projected to be added in FY 2018, which are as follows:

Property	Units
The Remington	160
The Veranda at Groveway	74
Gateway at Capital View	162
Phoenix House	44
Sterling at Candler Village	170
Other	8
	618

Included in the projected total of 6,376 HomeFlex units, are 422 RAD units, comprised of 149 units at Juniper and Tenth, 207 units at Piedmont Road Highrise and 66 formerly MIXED units at Villages at Castleberry Hill I.

MIXED Communities Operating Subsidy for AHA- Assisted Units (See Budget Financial Schedule II.B for budgets by community)

Each AHA-sponsored mixed-income, mixed-finance rental community is owned by a public/private partnership. As a part of the development agreement, AHA provides operating subsidy for AHA-assisted units. The Budget includes $12.1 million in operating subsidy payments to support 2,155 households by the end of FY 2018 at 33 AHA-sponsored mixed-use, mixed-income properties, a decrease from the FY 2017 Budget due to the conversion of 66 units at Villages at Castleberry Hill I to HomeFlex effective January 2018.

Included in the FY 2018 Budget are operating and capital reserve contingencies totaling $0.7 million to support potential subsidy "true-ups" and capital expenditure requests from community owners.

Operating Expense for AHA-Owned Residential Communities and Other AHA Properties

AHA projects to spend $12.7 million to operate AHA-owned residential communities, representing a $1.6 million decrease from the FY 2017 Budget, primarily due to a reduced budget for Juniper and Tenth, which converted under RAD in December 2016, and the planned conversion of Piedmont Road Highrise in September 2017.

In addition, the Budget provides for a total of $2.2 million to maintain other AHA properties as well as to support Payments in Lieu of Taxes (PILOT), property maintenance and protective services at AHA Headquarters and vacant land, basically at the same level as the FY 2017 Budget, with the exception of the PILOT, which was reduced primarily due to the conversion of AHA Properties to HomeFlex under HUD's RAD program.

Operating Expense for AHA-Owned Residential Communities & Other AHA Properties	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
AHA-Owned Residential Communities			
Barge Road Highrise	$ 972,379	$ 974,220	$ (1,841)
Cheshire Bridge Road Highrise	1,477,954	1,398,653	79,301
Cosby Spear Highrise	2,169,709	2,128,631	41,077
East Lake Highrise	1,068,079	1,156,302	(88,222)
Georgia Avenue Highrise	719,183	727,088	(7,906)
Hightower Manor Highrise	954,018	967,180	(13,162)
Juniper and Tenth Highrise	-	654,685	(635,700)
Marian Road Highrise	1,555,794	1,589,397	(33,603)
Marietta Road Highrise	979,379	989,722	(10,343)
Martin Street Plaza	624,398	586,094	38,304
Peachtree Road Highrise	1,382,074	1,389,359	(7,284)
Piedmont Road Highrise	503,404	1,449,096	(945,692)
Westminster	291,930	316,698	(24,769)
Total AHA-Owned Residential Communities	**12,698,301**	**14,327,126**	**(1,628,825)**
Other AHA Properties			
AHA Headquarters Building	1,232,448	1,212,083	20,365
Zell Miller Center	165,700	182,091	(16,391)
PILOT and Other AHA Land	801,900	861,168	(59,268)
Total Other AHA Properties	**2,200,048**	**2,255,342**	**(55,294)**
Total	**$ 14,898,349**	**$ 16,582,468**	**$ (1,684,119)**

Capital Expenditures for AHA-Owned Residential Communities and AHA Headquarters

AHA projects it will spend $1.2 million in FY 2018 to make critical and necessary capital improvements to preserve the physical conditions of its AHA-owned residential communities, which are not subject to an imminent RAD conversion. This represents a decrease of $0.1 million from the FY 2017 Budget as AHA continues to limit new capital projects in preparation for conversions.

AHA also projects it will spend $0.8 million on other capital expenditures during FY 2018 for various technology investments to maintain and optimize AHA's enterprise-wide operations, and for improvements on the AHA corporate headquarters building.

Impact of Capital Expenditures on Future Operating Budgets
It is projected that these capital improvements will have little or no impact on future operating budgets, which will be affected far more by their conversions.

Human Development, Supportive Housing Services and Community Relations

The FY 2018 Human Development budget supports continued case management for families that are not compliant with AHA's work requirements, the Good Neighbor training program, Aging Well programs for seniors, supportive services and activities for youth which are primarily provided through contracted service providers.

AHA projects total spending of $1.7million, an increase of $0.5 million over the FY 2017 Budget, primarily as a result of the expanded role of Partnerships and People Investments (PPI). Unlike Human Development Services, which only serviced families that were not compliant with AHA's work requirements, PPI will focus on all AHA-assisted households. This budget includes programs and activities that site the five key areas from page 11. These services are in addition to those provided directly by private management and development companies at AHA-Owned residential communities and by AHA's Partnerships and People Investments department.

In addition to the general Human Development Support, the Budget also provides for Supportive Services for residents of Gardens at CollegeTown, Quality Living Services for residents of AHA-Owned communities, community relations and a non-federal match from employee contributions to AHA's Scholarship Fund.

Description	Managed by	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
Human Dev. Support Professional Services**	Partnerships and People Investments	$ 1,295,850	$ 744,058	$ 551,792
Supportive Services at Gardens at Collegetown	Real Estate Group	86,250	128,620	(42,370)
Quality Living Services for Seniors	Real Estate Group	252,723	265,447	(12,724)
Community Relations**	Governmental and External Affairs	67,500	21,000	46,500
Corporate Match for AHA Scholarship Fund - Non-MTW funds	Governmental and External Affairs	11,700	11,700	-
Total		**$ 1,714,023**	**$ 1,170,825**	**$ 543,198**

Operating Divisions Expense

The Budget includes $16.2 million for AHA's Operating Divisions, an additional $2.0 million over the FY 2017 Budget, primarily due to increased support required by the Real Estate Group for the projected increase in development activities during FY 2018, as well as an expanded role for Partnerships and People Investments, transitioned from the former Human Development Services division and case management approach, to adequately support the various self-sufficiency programs.

Please note that the year over year budget variances in Real Estate departments are caused by a reallocation of staff between departments not reflected in the FY 2017 Budget.

A summary of Operating Divisions is provided below along with personnel and non-personnel expenses. **For a complete analysis of each division including organization, mission, staffing and goals, see the Department Information Section of this budget book.**

	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
Customer Services Group			
Customer Services	$ 1,219,911	$ 1,360,051	$ (140,140)
Housing Services	4,962,199	5,186,694	(224,495)
Inspections Services	1,981,840	2,058,576	(76,736)
Total	**8,163,950**	**8,605,321**	**(441,371)**
Partnerships & People Investments	**1,420,078**	**916,638**	**503,440**
Real Estate Group			
Office of the Chief Real Estate Officer	943,196	495,906	447,290
Real Estate Oversight & Services	3,249,831	2,182,046	1,067,785
Neighborhood Revitalization	966,904	509,685	457,219
Real Estate Investments & Finance	1,425,698	1,453,272	(27,574)
Total	**6,585,629**	**4,640,909**	**1,944,720**
Total	**$ 16,169,657**	**$ 14,162,868**	**$ 2,006,789**

	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
Personnel expenses	**14,552,828**	**12,852,875**	**1,699,953**
Non-personnel expense	**1,616,829**	**1,309,993**	**306,836**
Total	**$ 16,169,657**	**$ 14,162,868**	**$ 2,006,789**

Corporate Support Expense

The Budget provides $21.9 million for Corporate Support Expense, a $0.6 million increase from the FY 2017 Budget, primarily due to the creation of a compliance group within the Office of General Counsel and the re-instatement of a VP Human Resources position, in addition to projected merit pay increases and anticipated inflation in medical programs. These increases were partially offset by cost savings resulting from certain position level and compensation realignments during 2017.

Please note that some of the year over year variances are due to adjustments from the FY 2017 restructuring (for example Communications and Business Marketing took on a group from Customer Services Group).

A summary of Corporate Support Departments is provided below along with personnel and non-personnel expenses. **For a complete analysis of each department including organization, mission, staffing and goals, see the Department Information Section of this budget book.**

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	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
Executive Office	$ 636,411	$ 878,544	$ (242,133)
Office of General Counsel and Compliance	3,130,767	2,876,130	254,637
Finance	1,956,231	1,944,919	11,312
Information Technology	8,656,075	8,837,203	(181,128)
Office of Policy & Strategy	1,091,610	1,023,162	68,448
Governmental and External Affairs	595,615	539,095	56,520
Communications and Business Marketing	1,023,671	868,516	155,155
Corporate Administration Support	1,088,208	869,278	218,930
Contracts and Procurement	1,128,163	1,210,312	(82,149)
Human Resources Operations	1,498,087	1,187,333	310,754
Activities Managed by Human Resources- Pension and Other	1,057,000	1,054,500	2,500
Total	$ 21,861,838	$ 21,288,992	$ 572,846

	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
Personnel expense	13,981,246	14,144,700	(163,454)
Non-Personnel expense	7,880,593	7,144,292	736,301
Total	$ 21,861,838	$ 21,288,992	$ 572,846

FY 2018 Staffing Budget

The FY 2018 Budget includes salaries and benefits for 287 full time employees, a net increase of 15 positions from the 272 budgeted headcount in FY 2017, and 29 more positions than our current headcount of 258, due to 14 vacant positions which are currently being filled. AHA also has 9 temporary positions on its staff to provide the management flexibility it needs. These additional positions will support increased development and revitalization activities, the creation of a compliance group within the Office of General Counsel, and the re-instatement of a VP Human Resources.

Personnel Summary

	FY 2016	FY 2017	FY 2018
Operating Divisions			
Customer Services Group			
Customer Services	13	11	11
Housing Services	57	63	66
Inspections Services	19	24	24
Total Customer Services Group	**89**	**98**	**101**
Partnerships & People Investments	**10**	**11**	**11**
Real Estate Group			
Office of the Chief Real Estate Officer	2	2	4
Real Estate Oversight & Services	19	20	25
Neighborhood Revitalization	7	3	8
Real Estate Investments & Finance	11	11	11
Total Real Estate Group	**39**	**36**	**48**
Total Operating Divisions	**138**	**145**	**160**
Corporate Support			
Executive Office	2	4	3
Office of General Counsel & Compliance	14	12	16
Finance	14	14	14
Information Technology	49	49	47
Office of Policy & Strategy	6	5	5
Governmental and External Affairs	4	6	7
Communications and Business Marketing	5	8	7
Corporate Administration Support	3	3	3
Contracts and Procurement	10	10	10
Human Resources Operations	6	5	6
Total Corporate Support	**113**	**116**	**118**
Choice Neighborhoods	**-**	**11**	**9**
Grand Total	**251**	**272**	**287**

All 9 positions directly supporting the Choice Neighborhoods Project in FY 2018 are included in the development and revitalization budget under administrative and tenant services staffing and funded through a combination of Choice Neighborhoods Grant and MTW funds.

The Budget assumes an average merit increase of 2% for employees, effective July 1, 2017, based on comparable pay raises for other Georgia government organizations.

The Budget also provides for employer-paid benefits at the same employee/employer ratio as FY 2017 and a projected 17% increase in major health care plan costs during the last six months of FY 2018 due to expected inflation.

Effective July 1, 2017, AHA will offer paid leave to employees with at least one (1) year of service upon the occurrence of the following events: (a) birth of a biological child or children; (b) legal adoption of a child or children; or (c) becoming a foster parent to a child or children through the Georgia Division of Family and Children's Services, or a related or successor state agency. In such event, the employee is entitled to time off with pay not to exceed six (6) weeks. The employee is required to provide thirty (30) days advance notice of the proposed leave.

Employee Compensation Special Funding Restrictions

The 2016 Appropriations Act restricts the use of Public Housing Operating Subsidy, Capital Fund Program and Housing Choice Voucher Program funds for the payment of salaries to employees of local housing authorities who earn in excess of $160,300 annually. AHA projects it will pay approximately $0.4 million during FY 2018 in excess of the Congressional limit in connection with compensation paid during calendar year 2017. In accordance with the guidance from HUD, AHA will continue to pay the excess compensation from non-federal sources.

Debt Service on Energy Performance Contract (EPC) Capital Lease

AHA's current long-term debt consists of the balance owed on its EPC Capital Lease. An Energy Performance Contract (EPC) is part of a HUD-sponsored program designed to incent local housing authorities to undertake energy-saving improvements at their properties. HUD allows such agencies to freeze the consumption base used to determine their utility funding at an agreed pre-constructed level for up to 20 years, so that the savings from such improvements can be used to finance the cost of water and energy conservation improvements. The EPC structure facilitates financing for the improvements to be repaid through future energy savings resulting from the improvements.

In FY 2012, AHA entered into an Energy Performance Contract, which used a $9.1 million EPC capital lease along with $2.2 million of supplemental MTW funds to further implement energy conservation and efficiency solutions at the AHA-owned residential communities. These improvements were substantially completed in FY 2015.

The FY 2018 normal debt service for the EPC capital lease is expected to amount to $0.6 million. HUD's EPC program provides for continued HUD public housing subsidy funding at the utility consumption rates existing prior to the improvements. Utility savings realized from these improvements, therefore, cover the debt service.

As AHA converts properties with EPC-funded improvements to HomeFlex under HUD's RAD program, it pays off the prorata share of the loan balance related to the property. In FY 2017, AHA paid off the portion of the loan related to Juniper and Tenth and plans to pay off the share for Piedmont Road Highrise before the end of June 2017. This explains the reduction in debt service compared to FY 2017, as AHA is not expecting any repayment due to RAD conversion during FY 2018, but this may change if HUD approves additional conversions in the next fiscal year.

The EPC capital lease bears interest at 4.98% and has a term of 20 years. Expected payments under the EPC capital lease for the remaining 11 AHA-owned communities, which will vary in the future depending on the timing of the property conversions under the RAD program, are as follows:

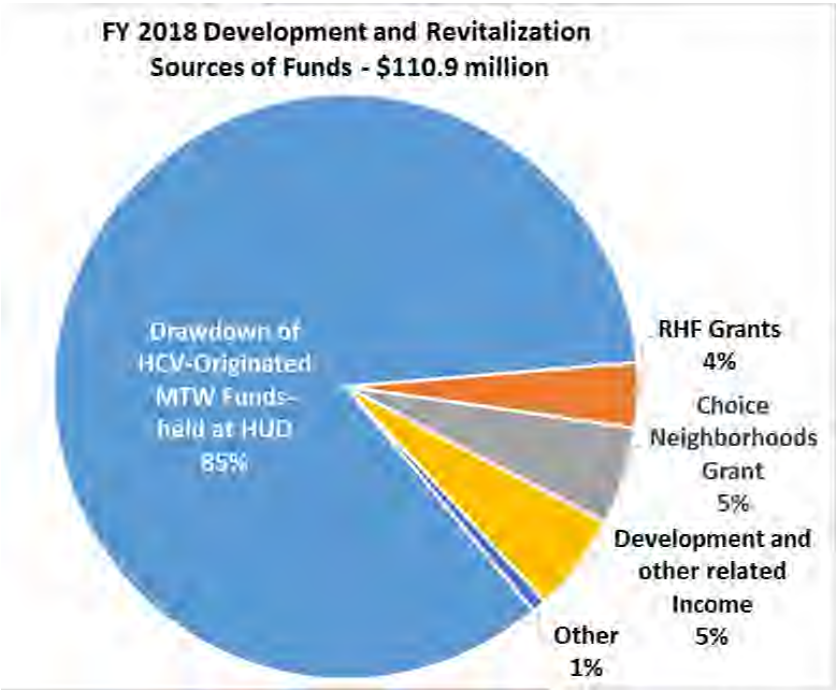
EPC Loan - Expected Payments

Month	Year	Principle	Interest	Outstanding
Feb	2018	$ 248,488	$ 330,894	$ 6,395,969
Feb	2019	$ 278,492	$ 318,519	$ 6,117,477
Feb	2020	$ 310,520	$ 304,650	$ 5,806,958
Feb	2021	$ 344,687	$ 289,186	$ 5,462,271
Feb	2022	$ 381,117	$ 272,021	$ 5,081,154
Feb	2023	$ 419,939	$ 253,041	$ 4,661,215
Feb	2024	$ 457,150	$ 232,129	$ 4,204,065
Feb	2025	$ 467,853	$ 209,362	$ 3,736,212
Feb	2026	$ 512,835	$ 186,063	$ 3,223,377
Feb	2027	$ 541,667	$ 160,524	$ 2,681,710
Feb	2028	$ 591,644	$ 133,549	$ 2,090,066
Feb	2029	$ 644,801	$ 104,085	$ 1,445,266
Feb	2030	$ 701,316	$ 71,974	$ 743,950
Feb	2031	$ 551,073	$ 37,049	$ 192,877
August	2031	$ 192,877	$ 9,605	$ (0)

DEVELOPMENT AND REVITALIZATION BUDGET – SOURCES AND USES

Development and Revitalization	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017 Budget
Sources of Funds			
Replacement Housing Factor (RHF) Grants	$ 3,980,000	$ 8,253,714	$ (4,273,714)
Choice Neighborhoods Implementation Grant (CNIG)	6,030,232	7,109,382	(1,079,150)
Development and other related Income	5,997,484	2,616,116	3,381,369
Drawdown of Program Income and Other Funds	46,200	4,831,516	(4,785,316)
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	816,668	1,700,000	(883,332)
Drawdown of HCV-Originated MTW Funds- held at HUD	94,046,316	14,781,524	79,264,792
Total Sources of Funds	**$ 110,916,900**	**$ 39,292,252**	**$ 71,624,649**
Development and Revitalization Expenditures			
Demolition & Remediation	$ 12,700,000	$ 500,000	$ 12,200,000
Co-investments and Property Acquisitions	62,880,000	7,000,000	55,880,000
Predevelopment Loans	1,156,174	2,618,817	(1,462,643)
Developer Loan Draws	6,671,080	7,006,250	(335,170)
Site Improvements	2,200,000	1,465,000	735,000
Homeownership Down Payment Assistance	2,400,000	1,500,000	900,000
Non Residential Structures	3,560,000	3,830,184	(270,184)
Public Improvements	5,693,970	7,900,000	(2,206,030)
Consulting and Professional Services	5,412,475	2,990,728	2,421,747
Outside Legal Counsel	227,004	25,000	202,004
Administrative Staffing	560,718	662,249	(101,531)
Tenant Services Staffing	430,189	348,168	82,021
Meeting Expenses	44,550	45,000	(450)
Community Outreach	16,800	-	16,800
Modular Office Expenses	187,256	125,139	62,117
Urban Farming	150,000	90,000	60,000
Owner Occupied Rehabs	500,000	100,000	400,000
Micro-Grants and Cash Donations	50,000	226,016	(176,016)
Other Expenses	54,500	243,585	(189,085)
Total Development and Revitalization Expenditures	**104,894,716**	**36,858,136**	**68,036,580**
Excess of Sources over Development and Revitalization Expenditures	**$ 6,022,184**	**$ 2,434,116**	**$ 3,588,068**

FY 2018 DEVELOPMENT AND REVITALIZATION SOURCES OF FUNDS



AHA plans to continue to use a combination of Replacement Housing Factor Grants, MTW funds, program income funds accumulated in previous years and Public Improvement funds from the City of Atlanta and other City agencies to leverage private sources of funds raised by its private-sector development partners to advance its development and revitalization activities.

Drawdown of HCV- Originated MTW Funds Held at HUD

Since 2012, HUD has permitted AHA to draw only enough each month to meet MTW-authorized expenditures. AHA draws all obligated public housing operating subsidy, enough CFP funds to meet statutory deadlines for obligation and expenditure of those funds, and enough HCV funds to cover the remaining expenditures. The balance of obligated but unused HCV funds, estimated to be at $130 million by the end of FY 2017, remain on account at HUD and can be drawn down by AHA when future expenditures exceed the annual obligations.

AHA's aggressive FY 2018 development and revitalization program will necessitate the draw of $94.0 million of these funds held at HUD. Any funds budgeted but not drawn are expected to remain available for future years. **See Budget Risk Analysis on page 40.**

Replacement Housing Factor (RHF) Grants

Replacement Housing Factor Grants are used to fund activities under AHA's Revitalization Program. HUD calculates RHF funding based on the characteristics of public-housing-assisted units subsidized by AHA that have been demolished or sold and their replacement has not otherwise been funded by HUD. Similar to Capital Fund Program funds, RHF funds are provided to AHA on an as-required basis. Any unexpended portion of the grant may be used for future year expenditures during the term and subject to the conditions of the grant award. During FY 2018, AHA projects that it will use and HUD will disburse $4.0 million in Replacement Housing Factor funds related to the revitalization of AHA's master-planned communities within the Choice Neighborhoods community. FY 2017 was the last year AHA was awarded RHF funds, as HUD is discontinuing the program and will provide additional Capital Fund Program funds to AHA for the next five years instead. Previously awarded RHF funds remain available for future qualified expenditures.

Choice Neighborhoods Implementation Grant (CNIG)

On September 28, 2015, AHA and the City of Atlanta were awarded $30 million from HUD as part of a Choice Neighborhoods Implementation Grant (CNIG). These funds are to be utilized in the next five years to redevelop the former University Homes public housing site and to revitalize the three surrounding neighborhoods of Ashview Heights, Atlanta University Center Neighborhood, and Vine City (collectively known as the "University Choice Neighborhoods" or "UCN").

AHA, MBS-Integral, UCNI, LLC, the City of Atlanta, Invest Atlanta and the United Way of Greater Atlanta are working in concert with the Atlanta University Center Consortium, Atlanta Public Schools, Arthur M. Blank Family Foundation, community partners, former residents of University Homes and community residents to develop programs and partnerships to improve the health, education and economic outcomes of the former residents of University Homes, residents of the revitalized site and residents of the UCN.

AHA projects to use $6.0 million of the CNIG in FY 2018 to fund the $13.8 million total expenditures planned for this project, the remaining being funded by MTW, RHF and other funds.

Development and Other Related Income

During FY 2018 AHA projects to earn a total of $6.0 million in development and other related income, an increase of $3.4 million from the $2.6 million projected for FY 2017. The development and other related income is comprised of the following:

- Developer and transaction fees totaling $3.2 million from AHA's participation in property development during FY 2018. AHA projects it will close the financial transactions for Centennial Place IV as part of its reformulation demonstration; for Villages at Castleberry Hill I and Piedmont Road Highrise as part of the RAD conversions as well as the financial closings for the redevelopment of Ashley I at Scholars Landing (University Homes/Choice Neighborhoods) and Herndon Homes Senior. This will result in a significant increase in developer and transaction fees from FY 2017.
- AHA forecasts that it will also earn $0.9 million in profit participation related to home and land sales on former AHA West Highlands property, as well as $0.6 million in program administration fees for its participation in co-investment activities. In addition, AHA projects the receipt of $0.5 million in co-management and other fees.
- Due to their uncertainty, sources from the collection of certain receivables or interest thereon, or sale of property are excluded from the FY 2018 Budget as the timing and amounts are difficult to predict. However, included in the FY 2018 Budget is $0.4 million from sale of property at Magnolia Perimeter which is expected with reasonable certainty. It also includes $0.3 million of interest income on investment of surplus program income funds.

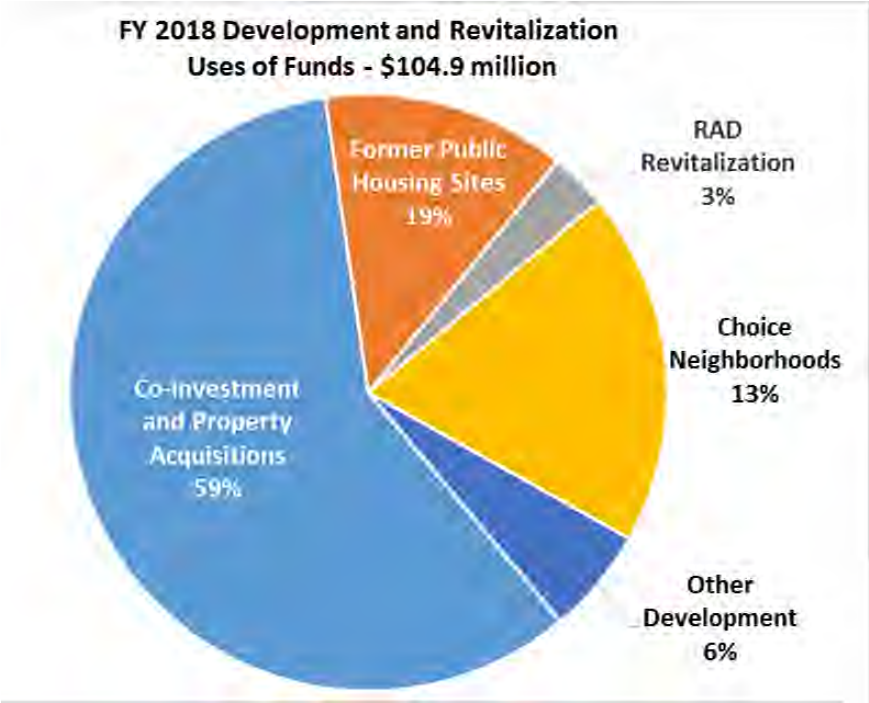
Other Funding Sources

In prior years the City of Atlanta and Other City Agencies have issued bonds or otherwise raised money and provided these funds to AHA for public improvements at AHA revitalization properties. These funds are typically restricted to specific properties, and are used as circumstances permit. In FY 2018, AHA will use $0.8 million of these funds for public improvements at Centennial Place, University Choice Neighborhoods and Herndon Homes.

DEVELOPMENT AND REVITALIZATION USES OF FUNDS

Development and Revitalization by Major Program	Co-investment	Choice Neighborhoods	RAD Revitalization*	Former Public Housing Sites - Redevelopment**	Other Development Activities***	Total FY 2018 Budget
Sources of Funds						
Replacement Housing Factor (RHF) Grants	$ -	$ 3,980,000	$ -	$ -	$ -	$ 3,980,000
Choice Neighborhoods Implementation Grant (CNIG)	-	6,030,232	-	-	-	6,030,232
Development and other related Income	600,000	428,000	1,204,000	1,096,084	2,669,400	5,997,484
Drawdown of Program Income and Other Funds	-	46,200	-	-	-	46,200
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	-	200,000	-	100,000	516,668	816,668
Drawdown of HCV-Originated MTW Funds- held at HUD	61,675,000	3,612,660	3,238,779	20,004,275	5,515,602	94,046,316
Total Sources of Funds	**$ 62,275,000**	**$ 14,297,092**	**$ 4,442,779**	**$ 21,200,359**	**$ 8,701,670**	**$ 110,916,900**
Development and Revitalization Expenditures						
Demolition & Remediation	$ -	$ 700,000	$ -	$ 12,000,000	$ -	$ 12,700,000
Co-investments and Property Acquisitions	60,880,000	1,500,000	-	500,000	-	62,880,000
Predevelopment Loans	-	430,000	726,174	-	-	1,156,174
Developer Loan Draws	-	1,695,000	2,182,355	2,793,725	-	6,671,080
Site Improvements	-	2,200,000	-	-	-	2,200,000
Homeownership Down Payment Assistance	-	-	-	-	2,400,000	2,400,000
Non Residential Structures	-	1,500,000	-	2,000,000	60,000	3,560,000
Public Improvements	-	1,010,000	-	2,000,000	2,683,970	5,693,970
Consulting and Professional Services	795,000	2,799,175	230,250	736,750	851,300	5,412,475
Outside Legal Counsel	-	60,004	100,000	30,000	37,000	227,004
Administrative Staffing	-	560,718	-	-	-	560,718
Tenant Services Staffing	-	430,189	-	-	-	430,189
Meeting Expenses	-	40,550	-	4,000	-	44,550
Community Outreach	-	-	-	16,800	-	16,800
Modular Office Expenses	-	187,256	-	-	-	187,256
Urban Farming	-	150,000	-	-	-	150,000
Owner Occupied Rehabs	-	500,000	-	-	-	500,000
Micro-Grants and Cash Donations	-	50,000	-	-	-	50,000
Other Expenses	-	31,500	-	23,000	-	54,500
Total Development and Revitalization Expenditures	**61,675,000**	**13,844,392**	**3,238,779**	**20,104,275**	**6,032,270**	**104,894,716**
Excess of Sources over Development and Revitalization Expenditures	**$ 600,000**	**$ 452,700**	**$ 1,204,000**	**$ 1,096,084**	**$ 2,669,400**	**$ 6,022,184**

AHA projects it will spend $104.9 million on development and revitalization initiatives in FY 2018, a $68.0 million increase over the FY 2017 Budget. The main components of the FY 2018 Budget are as follows:



- **Co-investment and Property Acquisitions**. AHA currently has reserves which can be used to catalyze affordable housing and mixed-income communities. To utilize these monies, AHA has developed a co-investment framework to invest alongside major redevelopment initiatives in the City of Atlanta. The co-investment framework is an integrated and collaborative approach to investing funds. It allows AHA to leverage external resources from public sources, developers, community and economic development organizations, philanthropists, and other sources to expand the production of affordable housing and mixed income communities. It also takes advantage of AHA's ability to make investments at almost any point in the development process, from pre-development through construction and permanent financing. This flexibility allows AHA's co-investment to close gaps that would otherwise prevent a viable project from moving forward. By partnering with organizations in this manner, AHA leverages and increases the impact of its own investments.

  During FY 2018, AHA forecasts that it will expend $61.7 million of the total of $105 million commitments with its co-investment partners: Invest Atlanta, Atlanta Beltline, Inc., and Westside Future fund. AHA anticipates that the majority of this expenditure will be in the form of property acquisitions and/or loans. AHA may increase its commitment to the co-investment funds and use additional fund from HUD-held reserves once the co-investment framework has proven to be an efficient investing tool.

- **Choice Neighborhoods** activities are budgeted at $13.8 million. In addition to CNIG funds, AHA intends to expend a combination of MTW funds, Replacement Housing Factor funds, program income funds accumulated from prior years and other sources of funds towards the transformation of the University Choice Neighborhoods and towards the accomplishment of the housing, people and neighborhood strategies.

- **RAD Conversions.** The Budget provides for predevelopment and development loans totaling $3.2 million. Piedmont Road Highrise is expected to convert in early FY 2018, while Villages at Castleberry Hill I is expected to convert in the third quarter of FY 2018. Other communities including Hightower

Manor Highrise, Cosby Spear Highrise, and Peachtree Road Highrise are budgeted in FY 2018 to prepare for their conversions in FY 2019. The following chart provides additional details by community.

Rental Assistance Demonstration (RAD)	Cosby Spear Highrise	Hightower Manor Highrise	Peachtree Road Highrise	Piedmont Road Highrise	Villages at Castleberry Hill I	Total FY 2018 Budget
Predevelopment Loans	$ 281,250	$ 212,500	$ 125,952	$ 106,472	$ -	$ 726,174
Developer Loan Draws	-	-	-	2,182,355	-	2,182,355
Consulting and Professional Services	92,250	33,750	33,750	38,250	32,250	230,250
Outside Legal Counsel	-	-	-	50,000	50,000	100,000
Total Development and Revitalization Expenditures	**$ 373,500**	**$ 246,250**	**$ 159,702**	**$ 2,377,077**	**$ 82,250**	**$ 3,238,779**

Former Public Housing Sites – Redevelopment. During FY 2018, AHA plans to advance the development of its former public housing sites which were demolished under the Quality of Life Initiative (QLI) by spending $20.1 million. AHA has budgeted to support work with its partners to begin construction at Herndon Homes by providing $17.0 million, of which $12 million for expected environmental remediation work. AHA is working to further explore its responsibilities for environmental clean-up in FY 2018 to ensure appropriate reserves are in place before redevelopment efforts are undertaken.

AHA's Budget also includes $2.8 million to be spent at Englewood Manor site, primarily on public improvement work.

AHA has also provided planning budgets to advance the development of Bowen Homes, Palmer House and Cupola Building at Centennial Place.

Former Public Housing Sites - Redevelopment	Bowen Homes	Palmer House	Englewood Manor	Herndon Homes	Cupola Building	Total FY 2018 Budget
Development and Revitalization Expenditures						
Demolition and Remediation	$ -	$ -	$ -	$ 12,000,000	$ -	$ 12,000,000
Property Acquisitions	-	-	500,000	-	-	500,000
Developer Loan Draws	-	-	-	2,793,725	-	2,793,725
Non Residential Structures	-	-	-	2,000,000	-	2,000,000
Public Improvements	-	-	1,900,000	100,000	-	2,000,000
Consulting and Professional Services	40,000	92,250	423,250	36,250	145,000	736,750
Outside Legal Counsel	-	-	10,000	20,000	-	30,000
Meeting Expenses	-	-	-	4,000	-	4,000
Community Outreach	-	-	12,000	4,800	-	16,800
Other Misc. Admin Expenses	-	-	-	-	23,000	23,000
Total Development and Revitalization Expenditures	**$ 40,000**	**$ 92,250**	**$2,845,250**	**$ 16,958,775**	**$ 168,000**	**$ 20,104,275**

- **Other Development Activities**
  - **Homeownership Down Payment Assistance** AHA has budgeted $2.4 million to continue its Homeownership Down Payment Assistance Program. Under this Program, AHA provides eligible first-time homebuyers that earn up to 80 percent of Area Median Income (AMI) with financial assistance to purchase homes within or near AHA's MIXED communities, as well as neighborhoods throughout the City of Atlanta. AHA projects that it will be able to assist approximately 150 new homebuyers in FY 2018, assuming a $16,000 average down payment assistance.
  - **Continued development at MIXED Communities** AHA and its private-sector development partners continue to advance the master plans for four AHA-sponsored master-planned, mixed-use, mixed-income communities. These activities include public improvements at West Highlands ($2.2 million) and Centennial Place ($0.5 million), as well as provided planning budgets for AHA-owned properties at Magnolia Perimeter and North Avenue.
  - Also included in other development-related activities, are consulting and professional services to support the strategic real estate planning and advance master planning at other MIXED Communities.

Other Development Activities	Magnolia Perimeter	North Avenue	Centennial Place	West Highlands	Other	Total FY 2018 Budget
Homeownership Down Payment Assistance	$ -	$ -	$ -	$ 120,000	$ 2,280,000	$ 2,400,000
Non Residential Structures	-	-	-	-	60,000	60,000
Public Improvements	-	-	516,668	2,167,302	-	2,683,970
Consulting and Professional Services	98,000	80,000	75,250	80,250	517,800	851,300
Outside Legal Counsel	15,000	-	10,000	-	12,000	37,000
Total Development and Revitalization Expenditures	**$ 113,000**	**$ 80,000**	**$ 601,918**	**$ 2,367,552**	**$ 2,869,800**	**$ 6,032,270**

Impact of Development and Revitalization Expenditures on Future Operating Budgets

AHA projects the following impacts on future operating budgets as the result of investments in FY 2018:

- **Co-investments and Acquisitions.** Details of Co-investments and Acquisitions forecasted for FY 2018 have not yet been finalized and, therefore, the impact on future operating budgets cannot be determined.

- **Choice Neighborhoods.** Choice Neighborhoods expenditures in FY 2018 will include furthering the development of two multi-family rental communities, Ashley I and Ashley II. AHA projects to provide HomeFlex payment assistance totaling $1.4 million for approximately 181 affordable units of a 395 total units expected to be created at these two rental communities. The Choice Neighborhoods project could also potentially include an offsite community which is not included in these numbers.

- **Redevelopment of Former Public Housing Sites** The redevelopment of the former Herndon Homes public housing site is projected to include four phases comprised of one senior and three multi-family rental communities. AHA projects to provide HomeFlex payment assistance totaling $2.3 million for approximately 302 affordable units out of 668 total units expected to be created at this site. Depending on the phase, this would represent an affordability component of 40 to 100%. The impact on future operating budgets of the Englewood redevelopment cannot be determined as AHA is in the procurement process for a developer.

- **RAD Conversion.** When public housing units convert under HUD's RAD program, the funding from HUD for the property converts from Section 9 to Section 8 but remains constant, so AHA revenues will not be affected. Depending upon the deal, however, payment to the RAD property may increase or decrease. AHA's HomeFlex assistance annual payments for Piedmont Road Highrise and Villages at Castleberry Hill I are expected to increase by $0.5 million and $0.1 million, respectively, and have been reflected in the FY 2018 Budget. The financial impact of future conversions under the RAD program cannot be determined until AHA enters into HomeFlex agreements.

Budget Risk Analysis

The FY 2018 Budget is based on a number of assumptions, which have been addressed earlier in this document. Should these assumptions not occur as described, there will be impacts on AHA's ability to execute this Budget. The significant assumptions and the related risks are as follows:

- With over 95% of AHA's funding provided by HUD, combined with the latest discussions on the budget cuts, this represents by far AHA's largest risk. AHA's funding from HUD is based on the assumption that Congress will fund Federal Fiscal Year 2018 essentially at the same levels as Federal Fiscal Year 2017 or a 97.5% proration for the Housing Choice Voucher Program and 85% proration for the Public Housing Subsidy. Should Congress elect to reduce funding levels,

the Excess funds which are forecasted to be held at HUD would be reduced accordingly.

- AHA has approximately $130 million of Housing Choice Voucher funds held at HUD that are at risk of being offset. Should the federal administration decide to offset future Housing Choice Voucher subsidies against AHA funds held at HUD, AHA would not be in a financial position to carry a large portion of its projected development and revitalization initiatives.

- As AHA further explores its responsibilities toward environmental clean-up on its former public housing sites during FY 2018, spending over budgeted amounts for FY 2018 may be required.

- The Budget was developed on the assumption that the economy of Atlanta will remain relatively stable in the next 12-18 months. Changes in the economy affect both the availability and affordability of housing. The Budget assumes that AHA will be able to lease up over 1,125 new tenant-based Housing Choice vouchers in FY 2018 before attrition. This will require that affordable qualified units are available for participants. If such a level of affordable housing does not exist, AHA may not be able to lease up and meet the budgeted HAP levels.

- The economy may also have an impact on AHA's Development and Revitalization program as demand for construction assets may affect costs and the availability of suitable homebuyer opportunities may change.

- The federal administration is also proposing to reduce income tax rates for taxpayers. Should this happen, tax credit funding provided by state and federal agencies would decrease, resulting in AHA having to supplement project funding with its own funds.

FUNDS STRUCTURE AND DESCRIPTION

Due to AHA's single fund flexibility, AHA has elected to use enterprise accounting. In its financial statements and its budgeting, AHA is a single enterprise, although for reporting to the U.S. Department of Housing and Urban Development, AHA submits a version of its financial statements in a fund-specific format known as the Financial Data Schedule.

While AHA uses the enterprise fund type and its measurement focus is generally the same as that used by commercial entities, it does maintain separate accounting for resources that have unique uses and reporting requirements. These include the following:

Moving to Work (MTW) Single Fund
Under AHA's MTW Agreement, AHA administers its funding for the Housing Choice Voucher Program (HCVP), Public Housing Operating Subsidy (Operating Subsidy) and Capital Fund Program (CFP) as a single fund (MTW Single Fund) in a substantially less-regulated environment with increased programmatic flexibility. Notwithstanding this increased flexibility, there remains ongoing program-specific budgeting, accounting and reporting responsibilities to HUD. AHA will continue to receive funds from these three program areas in accordance with HUD's annual appropriations process.

- **Housing Choice Voucher Program (HCVP)**
  As described in the Operating Budget section of this document, HUD calculates the amount of HCVP funds that AHA is authorized for each fiscal year. Under the current rules HUD disburses only the amount necessary to cover AHA's MTW-authorized expenditures not funded by another source. Any authorized funds not used are retained at HUD for future use.

- **Public Housing Operating Subsidy (Operating Subsidy)**
  Annually, AHA submits calculations to determine its Operating Subsidy from HUD for Section 9 public housing at AHA-owned and MIXED communities. After prorating the result, HUD determines the amount that AHA is authorized for a year and makes it available for AHA to draw. Because the amount authorized is always less than what is needed to operate the properties, AHA draws one-twelfth of the authorization each month.

- **Capital Fund Program (CFP)** Based on the physical characteristics of AHA's Section 9 housing stock, including units at MIXED Communities, and Congressional funding, HUD determines the annual CFP grant award for AHA. CFP funds must be expended within four years of award.

Replacement Housing Factor (RHF) Funds
RHF is intended to fund the construction or acquisition of replacement housing for units that were removed from AHA's portfolio through disposition or demolition. HUD calculates AHA's annual RHF grants based on the physical characteristics of AHA's Section 9 housing stock that was removed from inventory. HUD funded up to ten years of RHF for each property, but has discontinued future RHF awards. Instead, HUD will increase the annual Capital Fund Program award by the same amount.

HUD allowed AHA to combine up to five years of RHF funds into a single aggregation which must be expended within four years of the award of the last increment added.

AHA draws RHF funds from HUD as reimbursement for authorized replacement housing expenditures.

Choice Neighborhoods Implementation Grant (CNIG)
As mentioned previously, AHA and the City of Atlanta were awarded a $30 million Choice Neighborhoods Implementation Grant in September 2015. These funds are to be utilized in the next five years to redevelop the former University Homes public housing site and to revitalize the three surrounding neighborhoods of Ashview Heights, Atlanta University Center Neighborhood, and Vine City (collectively known as the "University Choice Neighborhoods" or "UCN").

Program Income Funds
AHA earns developer and transaction fees for its participation in property development, as well as asset management fees for properties in AHA's portfolio which are operated by AHA partners. In addition, AHA occasionally receives funds from the sale of real property. Some of these funds have restrictions on their use. AHA records such development-related income separately from the MTW Single fund and maintains them for future development of affordable housing or human development services support.

Entrepreneurial Income Fund
This fund consists of unused contributions from National Housing Compliance (NHC) of which AHA is one of 11 members. NHC, formed in 1999 as a 501(c)(4) not-for-profit pursuant to the laws of the State of Georgia, earns fees for contract administration services as HUD's Performance Based Contract Administrator (PBCA) for the states of Illinois and Georgia. NHC makes periodic contributions to Members based on NHC's earned PBCA revenue in excess of NHC's operating expenses. These contributions have been determined to be non-federal funds and their use is limited only by AHA's charter.

Public Improvement Funds Provided by the City of Atlanta and Other City Agencies
The City of Atlanta and its Affiliates have supported AHA's Revitalization Program activities by providing funds for infrastructure and other public improvements in the public right-of-way. These funds typically have come from the sale of special purpose bonds (e.g., Tax Allocation District (TAD) bonds and Water & Sewer bonds). Depending on the source of funding, the City either provides the funds to AHA in advance of construction or as reimbursement for completed construction. City- related funds are maintained as separate funding sources in accordance with any restrictions.

Changes in Available Operating and Capital Fund Balances

The following table represents the estimated funding balances projected to be available to AHA at June 30, 2017 and June 30, 2018 by type of programs as well as expected changes in fund balances from AHA operating and development and revitalization activities budgeted for FY 2018. The fund balances presented below include funds held by AHA in local accounts as well as funds held at HUD which are available either from unused funds from prior year appropriations or grant awards.

Funding Source	Estimated Available Balance at June 30, 2017	FY 2018 Sources	FY 2018 Uses	Estimated Available Balance at June 30, 2018	Estimated Available Balance Net Change
Held on account at HUD					
Capital Fund Program	$ 28,298,829	$ 10,332,745	$ 7,799,282	$ 30,832,292	
Replacement Housing Factor Grants	25,418,169	-	3,980,000	21,438,169	
Resident Opportunity & Self Sufficiency	93,854	249,000	249,000	93,854	
Choice Neighborhoods Grant	28,817,169	-	6,030,232	22,786,937	
Housing Choice Voucher Program	130,000,000	-	73,368,052	56,631,948	
	$ 212,628,021	**$ 10,581,745**	**$ 91,426,566**	**$ 131,783,200**	$ (80,844,821)
Held locally by AHA					
MTW - Housing Choice Voucher Program	$ 2,874,000	$ 299,875,435	$ 299,034,067	$ 3,715,368	
Public Housing Operating Subsidy*	10,959,000	12,006,994	12,006,994	10,959,000	
Program Income**	71,613,000	6,022,185	24,700	77,610,485	
Enterpreneurial Income**	8,531,000	782,000	448,567	8,864,433	
Public Improvement funds provided by the City of Atlanta	6,276,000	-	816,668	5,459,332	
Component Units	4,085,000	-	-	4,085,000	
	$ 104,338,000	**$ 318,686,614**	**$ 312,330,996**	**$ 110,693,618**	**$ 6,355,618**
Total	**$ 316,966,021**	**$ 329,268,359**	**$ 403,757,562**	**$ 242,476,818**	**$ (74,489,203)**

** Includes working capital funds held at AHA*

*** Includes cash and short term investments*

FINANCIAL POLICIES

Basis of Budgeting

Basis of Accounting
As provided under Generally Accepted Accounting Principles, the Authority uses the accrual basis of accounting to prepare its financial statements. Under this basis of accounting, revenue is recognized in the period in which it is earned, and expense, including depreciation and amortization, is recognized in the period in which it is incurred.

Basis of Budgeting and Reporting
Primarily due to the funding methodology of HUD and in order to provide budget information to decision makers in a less technical manner, AHA develops its budget and reports actual expenditures against the budget in a sources and uses format. Under this methodology, revenues are budgeted when they are expected to be received by AHA, with the exception of Housing Choice Voucher funds, described below. Expenditures, including capital items are budgeted in the period in which the obligation for payment occurs.

Because of a change in HUD's cash management in 2012, HUD no longer disburses 100% of AHA's authorized Housing Choice Voucher funding each year. Instead it disburses funds only for immediate expenditures and holds the balance at HUD for future use. AHA budgets and reports the "receipt" of the entire Housing Choice authorization, but identifies the funds held a HUD separately.

AHA Finance provides a quarterly report to the Board of Commissioners on the actual financial performance of the authority to the budget. More detailed reports are provided to AHA management on a monthly basis.

Balanced Budget
AHA develops its annual budget ensuring that budgeted sources of funds, including prior year funds held at HUD or AHA, meet or exceed budgeted expenditures.

Prepaid Expense
Payments made to vendors for goods or services that will benefit periods beyond the fiscal year end are recorded as prepaid expense. These consist primarily of prepaid insurance premiums, software licenses and service contracts. AHA budgets only the amount that will be expensed during the budget year.

Capital Assets and Depreciation
Capital assets include land, land improvements, buildings, equipment and modernization in process for improvements to land and buildings. Capital assets are defined by AHA as assets with an initial cost of more than $5,000 and an estimated useful life of greater than one year. Such assets are recorded at cost or fair value at the time of purchase or donation, respectively. Improvements and other capital activities are recorded as modernization in process until they are completed and placed in service. AHA budgets for the acquisition of capital assets but does not budget for depreciation.

Development-related Fees and Income
Due to the nature of its business in providing affordable housing, AHA has entered into a number of loans in which the receipt of principal and interest are contingent on cash flow of a property. Because of the uncertainty of the amount of payment each year, AHA only budgets for the receipt of such funds for which payment by the debtor is likely. AHA also earns developer and other fees on real estate deals usually at closing. Those fees have been estimated and included in the budget based on anticipated closing dates.

Income and Property Taxes
Income received or generated by AHA is not generally subject to federal income tax. Although exempt from state and local property taxes. AHA makes payments in lieu of taxes (PILOT), pursuant to agreements with the City of Atlanta and DeKalb and Fulton counties which are included in the budget.

Long Term Debt
AHA is authorized to issue debt and has no statutory limits on the amount of debt. As of June 30, 2017, AHA has no outstanding bond debt. The payment of principal and interest on the EPC capital lease is included as a use of funds.

Long Range Financial Planning
AHA's Finance Department staff maintains a long range financial planning model which forecast AHA's revenues, expenditures and cash position for a minimum of five years.

Investments
HUD has placed limitations on the types of investment instruments that can be used for federal funds. AHA may, however, invest unrestricted program income funds and non-federal funds according to the terms, conditions and intent of its investment policy.

Budget Financial Schedules

Combined Sources and Uses of Funds - FY 2016 to FY 2018

	FY 2018 Budget	FY 2017 Budget	Over (Under) FY 2017 Budget	FY 2016 Actual
Sources of Funds				
Current Year Sources of Funds				
Housing Choice Voucher Funds (based on HUD authorization)	$ 202,220,614	$ 200,102,471	$ 2,118,143	$ 202,159,540
Public Housing Operating Subsidy	12,006,994	14,832,993	(2,825,999)	18,419,357
Capital Funds Program (CFP)	7,799,283	500,000	7,299,283	5,174,434
Total MTW Single Fund	222,026,891	215,435,464	6,591,427	225,753,331
Tenant Dwelling Revenue	5,222,013	5,749,447	(527,434)	6,065,897
Replacement Housing Factor (RHF) Grants	3,980,000	8,253,714	(4,273,714)	3,372,595
Choice Neighborhoods Implementation Grant (CNIG)	6,030,232	7,109,382	(1,079,150)	440,784
National Housing Compliance (NHC)	720,000	720,000	0	1,018,345
Development-related Income	5,331,593	2,481,116	2,850,477	2,245,245
Other Current Year Revenue and Grants	438,442	508,426	(69,984)	620,589
Non-Operating Sources of Funds	728,024	805,253	(77,229)	1,532,642
Total Current Year Sources of Funds	**244,477,194**	**241,062,801**	**3,414,393**	**241,049,428**
Sources of Funds from Prior Year Accumulations				
Drawdown of HCV-Originated MTW Funds- held at HUD	73,368,052	-	73,368,052	
Drawdown of Program Income and Other Funds	24,700	4,831,516	(4,806,816)	4,835,311
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	816,668	1,700,000	(883,332)	449,711
Total Sources of Funds from Prior Year Accumulations	**74,209,420**	**6,531,516**	**67,677,904**	**5,285,022**
Total Sources of Funds	**$ 318,686,614**	**$ 247,594,317**	**$ 71,092,297**	**$ 246,334,450**
Uses of Funds				
Housing Assistance and Operating Subsidy Payments	$ 150,268,840	$ 146,072,169	$ 4,196,671	$ 137,581,705
Operating Expense for AHA-Owned Residential Communities & Other AHA Properties	14,898,349	16,582,468	(1,684,119)	17,111,976
Capital Expenditures for AHA-Owned Residential Communities & AHA Headquarters	1,961,773	1,771,300	190,473	1,485,688
Human Development Supportive Housing Services and Community Relations	1,714,023	1,170,825	543,198	1,015,126
Operating Divisions	16,169,657	14,162,868	2,006,789	12,463,447
Corporate Support	21,861,838	21,288,992	572,846	19,485,924
Development and Revitalization	104,894,716	36,676,136	68,218,580	12,874,879
Debt Service on Energy Performance Contract (EPC) Capital Lease	561,800	2,125,882	(1,564,082)	660,905
Total Uses of Funds	**312,330,996**	**239,850,640**	**72,480,356**	**202,679,650**
Excess of Sources over Uses of Funds*	**$ 6,355,619**	**$ 7,743,677**	**$ (1,388,058)**	**$ 43,654,800**
* The Excess of Funds above affects the following fund balances:				
Housing Choice Voucher Program Funds held at HUD	$ -	$ 4,674,121	$ (4,674,121)	$ 39,871,895
Other Excess of Funds held at AHA	6,355,619	3,069,556	3,286,063	3,782,905
Excess of Sources over Uses of Funds	**$ 6,355,619**	**$ 7,743,677**	**$ (1,388,058)**	**$ 43,654,800**

Schedule I

Sources and Uses of Funds by Major Program

FY 2018 Budget

Description	MTW Program	Housing Compliance (NHC)	Non-MTW Revitalization Program	FY 2018 Budget
Sources of Funds				
Current Year Sources of Funds				
Housing Choice Voucher Funds (based on HUD authorization)	$ 202,220,614	$ -	$ -	$ 202,220,614
Public Housing Operating Subsidy	12,006,994	-	-	12,006,994
Capital Funds Program (CFP)	7,799,283	-	-	7,799,283
Total MTW Single Fund	222,026,891	-	-	222,026,891
Tenant Dwelling Revenue	5,222,013	-	-	5,222,013
Replacement Housing Factor (RHF) Grants	-	-	3,980,000	3,980,000
Choice Neighborhoods Implementation Grant (CNIG)	-	-	6,030,232	6,030,232
National Housing Compliance (NHC)	-	720,000	-	720,000
Development-related Income	-	-	5,331,593	5,331,593
Other Current Year Revenue and Grants	438,442	-	-	438,442
Non-Operating Sources of Funds	132	62,000	665,892	728,024
Total Current Year Sources of Funds	**227,687,477**	**782,000**	**16,007,717**	**244,477,194**
Sources of Funds from Prior Year Accumulations				
Drawdown of HCV-Originated MTW Funds- held at HUD	73,368,052	-	-	73,368,052
Drawdown of Program Income and Other Funds	-	-	24,700	24,700
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	-	-	816,668	816,668
Total Sources of Funds from Prior Year Accumulations	**73,368,052**	**-**	**841,368**	**74,209,420**
Total Sources of Funds	**$ 301,055,529**	**$ 782,000**	**$ 16,849,085**	**$ 318,686,614**
Uses of Funds				
Housing Assistance and Operating Subsidy Payments	$ 150,268,840	$ -	$ -	$ 150,268,840
Operating Expense for AHA-Owned Residential Communities & Other AHA Properties	14,898,349	-	-	14,898,349
Capital Expenditures for AHA-Owned Residential Communities & AHA Headquarters	1,961,773	-	-	1,961,773
Human Development Supportive Housing Services and Community Relations	1,634,823	79,200	-	1,714,023
Operating Divisions	16,092,974	76,683	-	16,169,657
Corporate Support	21,590,654	271,184	-	21,861,838
Development and Revitalization	94,046,316	21,500	10,826,900	104,894,716
Debt Service on Energy Performance Contract (EPC) Capital Lease	561,800	-	-	561,800
Total Uses of Funds	**301,055,529**	**448,567**	**10,826,900**	**312,330,996**
Excess of Sources over Uses of Funds*	**$ -**	**$ 333,433**	**$ 6,022,185**	**$ 6,355,618**
* The Excess of Funds above affects the following fund balances:				
Housing Choice Voucher Program Funds held at HUD	$ -	$ -	$ -	$ -
Other Excess of Funds held at AHA	-	333,433	6,022,185	6,355,618
Excess of Sources over Uses of Funds	**$ -**	**$ 333,433**	**$ 6,022,185**	**$ 6,355,618**

The Housing Authority of the City of Atlanta, Georgia

Operating Sources and Uses of Funds

FY 2018 Budget

(Excludes Non-cash Items)

	Operating	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
	Sources of Funds			
	Housing Choice Voucher Funds (based on HUD authorization)	$ 202,220,614	$ 200,102,471	$ 2,118,143
	Public Housing Operating Subsidy	12,006,994	14,832,993	(2,825,999)
	Capital Funds Program (CFP)	7,799,283	500,000	7,299,283
	Total MTW Single Fund	222,026,891	215,435,464	6,591,427
	Tenant Dwelling Revenue	5,222,013	5,749,447	(527,434)
	National Housing Compliance (NHC)	698,500	720,000	(21,500)
	Other Revenue and Grants	438,574	508,426	(69,852)
	Non-Operating Sources of Funds	62,000	-	62,000
	Total Operating Sources of Funds	**$ 228,447,977**	**$ 222,413,336**	**$ 6,034,641**
	Operating Uses of Funds			
	Housing Assistance and Operating Subsidy Payments			
	Tenant-Based and Homeownership Vouchers	$ 97,544,971	$ 94,662,623	$ 2,882,348
	HomeFlex Rental Assistance (formerly PBRA)	40,607,717	39,412,269	1,195,448
	Mixed Communities Operating Subsidy for AHA-Assisted Units	12,116,152	11,997,277	118,875
II	Total Housing Assistance and Operating Subsidy Payments	150,268,840	146,072,169	4,196,671
III	Operating Expense for AHA-Owned Residential Communities & Other AHA Properties	14,898,349	16,582,468	(1,684,119)
IV	Capital Expenditures for AHA-Owned Residential Communities & AHA Headquarters	1,961,773	1,771,300	190,473
V	Human Development Supportive Housing Services and Community Relations	1,714,023	1,170,825	543,198
VI	Operating Divisions	16,169,657	14,162,868	2,006,789
VII	Corporate Support	21,861,838	21,288,992	572,846
	Debt Service on Energy Performance Contract (EPC) Capital Lease	561,800	2,125,882	(1,564,082)
	Total Uses of Funds for Operating Activities	57,167,440	57,102,335	65,105
	Total Operating Uses of Funds	**207,436,280**	**203,174,504**	**4,261,776**
	Excess of Operating Sources over Uses of Funds	**$ 21,011,697**	**$ 19,238,832**	**$ 1,772,865**

Schedule II

Housing Assistance and Operating Subsidy Payments

FY 2018 Budget

Schedule	Description	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
	Tenant-Based and Homeownership Vouchers			
	In Jurisdiction Tenant-Based Vouchers	$ 78,094,769	$ 76,317,188	$ 1,777,581
	Out of Jurisdiction (Port Out) Tenant-Based Vouchers	17,040,935	15,958,750	1,082,185
	Voucher Portability Administrative Fees	1,105,431	1,070,503	34,928
	Short-Term Housing Assistance	400,000	400,000	-
	Case Management and Administration of Supportive Housing Initiatives	200,000	200,000	-
	Leasing Incentive Fees	534,000	519,850	14,150
	Homeownership Vouchers	169,836	196,332	(26,496)
	Total Tenant-Based and Homeownership Vouchers	97,544,971	94,662,623	2,882,348
II.A	HomeFlex Rental Assistance (formerly PBRA)	40,607,717	39,412,269	1,195,448
II.B	Mixed Communities Operating Subsidy for AHA-Assisted Units	12,116,152	11,997,277	118,875
	Total	**$ 150,268,840**	**$ 146,072,169**	**$ 4,196,671**

Schedule II.A (1 of 2)

HomeFlex Rental Assistance (formally PBRA) by Community

FY 2018 Budget

Community	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
Adamsville Green	$ 581,131	$ 587,080	$ (5,949)
Arcadia at Parkway Village	723,888	769,447	(45,559)
Ashley Auburn Pointe I	83,243	82,318	925
Ashley Collegetown II	89,927	83,376	6,551
Ashley Courts at Cascade I	73,670	168,145	(94,475)
Ashley Courts at Cascade II	102,466	151,331	(48,865)
Ashley Courts at Cascade III	34,872	106,492	(71,620)
Ashton at Browns Mill	535,147	535,632	(485)
Atrium at Collegetown	948,992	899,857	49,135
Auburn Glenn	1,203,144	1,225,854	(22,710)
Avalon Park Family	494,033	508,709	(14,676)
Avalon Park Senior	1,198,244	1,258,571	(60,327)
Avalon Ridge Family	709,697	756,564	(46,867)
Campbell Stone	1,453,444	1,444,564	8,880
Capitol Gateway II	151,428	171,308	(19,880)
Centennial Place I	281,932	319,697	(37,765)
Centennial Place II	277,980	306,114	(28,134)
Centennial Place III	335,611	298,753	36,858
Centennial Place IV	361,431	339,089	22,342
Columbia at Sylvan Hills	526,467	532,452	(5,985)
Columbia Colony Senior	437,431	423,096	14,335
Columbia Commons	84,529	96,434	(11,905)
Columbia Heritage	1,050,895	1,019,561	31,334
Columbia High Point Senior	588,049	575,767	12,282
Columbia Mechanicsville Apartments	288,416	290,848	(2,432)
Columbia Senior Blackshear	531,719	521,221	10,498
Columbia Senior Edgewood	1,258,183	1,266,469	(8,286)
Columbia Senior Mechanicsville	628,239	628,301	(62)
Columbia Senior at MLK Village	841,575	833,104	8,471
Columbia South River Gardens	371,412	348,598	22,814
Columbia Tower at MLK Village	722,852	725,147	(2,295)
Constitution Avenue Apartments	455,128	482,023	(26,895)
Crogman School Apartments	319,399	306,236	13,163
First Step	263,935	223,639	40,296
Gateway at East Point	704,321	710,752	(6,431)
GE Towers	1,335,647	1,343,484	(7,837)
Heritage Green	276,503	275,706	797

Continued on next page

Schedule II.A (2 of 2)

HomeFlex Rental Assistance (formally PBRA) by Community

FY 2018 Budget

Community	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
Heritage Station Family	$ 814,136	$ 802,103	$ 12,033
Heritage Station Senior	1,251,200	1,250,910	290
Highbury Terraces	120,324	116,136	4,188
Imperial Hotel (Commons at Imperial)	705,617	724,968	(19,351)
Juniper & 10th Highrise	208,517	-	208,517
Lakewood Christian Manor	1,380,859	-	1,380,859
Legacy at Walton Lake	176,399	193,535	(17,136)
Lillie R. Campbell House	203,972	192,367	11,605
Manor at Scotts Crossing	703,039	718,886	(15,847)
Martin House at Adamsville	587,712	559,247	28,465
Mechanicsville Crossing	276,964	289,357	(12,393)
Mechanicsville Station	333,016	335,538	(2,522)
Oasis at Scholars Landing	201,175	315,000	(113,825)
Odyssey at Villas	137,049	196,259	(59,210)
O'Hearn House	267,836	284,327	(16,491)
Park Commons-Gates Park (HFOP)	1,002,661	1,007,411	(4,750)
Park Commons-Gates Park (HFS)	823,252	799,135	24,117
Parkside at Mechanicsville	282,609	294,290	(11,681)
Pavilion Place	313,891	309,462	4,429
Peaks at MLK	618,705	638,143	(19,438)
Phoenix House	159,889	-	159,889
Piedmont Senior Tower	895,358	-	895,358
Providence at Parkway Village	359,220	616,533	(257,313)
Quest Village I	73,056	-	73,056
Quest Village III	59,300	76,183	(16,883)
Renaissance at Park Place South Senior	668,155	671,468	(3,313)
Retreat at Edgewood	411,147	410,287	860
Reynoldstown Senior Residences	114,141	-	114,141
Seven Courts	156,243	162,120	(5,877)
Summit Trail	282,923	301,903	(18,980)
The Remington	484,512	-	484,512
Veranda at Auburn Pointe	649,428	632,515	16,913
Veranda at Auburn Pointe II	881,944	879,107	2,837
Veranda at Auburn Pointe III	865,627	867,635	(2,008)
Veranda at Carver Senior	558,144	727,646	(169,502)
Veranda at Collegetown	685,605	681,551	4,054
Veranda at Groveway	268,904	-	268,904
Veranda at Scholars Landing	783,925	765,986	17,939
Villages at Castleberry Hill I	162,506	-	162,506
Villas of H.O.P.E	210,752	222,052	(11,300)
Welcome House	140,107	143,496	(3,389)
Woodbridge at Parkway Village	751,845	749,885	1,960
HomeFlex Future	201,073	1,611,090	(1,410,017)
HomeFlex Rent Increases Contingency, net of rent reform	50,000	250,000	(200,000)
Total HomeFlex Rental Assistance (formally PBRA) Payments	**$ 40,607,717**	**$ 39,412,269**	**$ 1,195,447**

Schedule II.B

Mixed Communities Operating Subsidy for AHA-Assisted Units

FY 2018 Budget

Community	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
Ashley Auburn Pointe I	$ 318,972	$ 274,442	$ 44,530
Ashley Auburn Pointe II	217,884	223,183	(5,299)
Ashley Collegetown	247,635	287,523	(39,888)
Ashley Collegetown II	424,120	350,630	73,490
Ashley Courts at Cascade I	319,388	297,453	21,935
Ashley Courts at Cascade II	159,001	186,408	(27,407)
Ashley Courts at Cascade III	154,200	129,718	24,482
Ashley Terrace at West End	87,813	86,909	904
Atrium at Collegetown	517,853	528,084	(10,231)
Capitol Gateway I	322,513	357,529	(35,016)
Capitol Gateway II	162,264	199,570	(37,306)
Columbia Commons	317,676	270,328	47,348
Columbia Creste	380,148	383,895	(3,747)
Columbia Estates	380,568	378,100	2,468
Columbia Grove	279,180	281,400	(2,220)
Columbia Mechanicsville Apartments	365,112	411,315	(46,203)
Columbia Park Citi	411,744	386,989	24,755
Columbia Senior Residences at Mechanicsville	307,600	260,715	46,885
Columbia Village	142,288	131,334	10,954
Gardens at Collegetown	187,325	169,691	17,634
Magnolia Park I	404,664	326,230	78,434
Magnolia Park II	344,772	368,397	(23,625)
Mechanicsville Crossing	363,528	358,986	4,542
Mechanicsville Station	310,824	353,096	(42,272)
Parkside at Mechanicsville VI	283,260	320,879	(37,619)
Veranda at Auburn Pointe	148,356	69,338	79,018
Villages at Carver I	511,848	517,821	(5,973)
Villages at Carver II	91,440	93,449	(2,009)
Villages at Carver III	385,440	415,455	(30,015)
Villages at Carver V	265,764	209,452	56,312
Villages at Castleberry Hill I	202,333	318,889	(116,556)
Villages at Castleberry Hill II	528,300	432,765	95,535
Villages of East Lake I	731,028	766,656	(35,628)
Villages of East Lake II	1,191,312	1,200,648	(9,336)
MIMF Capital Reserve Contingency	150,000	150,000	-
MIMF Operating Contingency	500,000	500,000	-
Total Mixed Communities Operating Subsidy for AHA-Assisted Units	**$ 12,116,152**	**$ 11,997,277**	**$ 118,875**

Schedule III*

Operating Expense for AHA-Owned Residential Communities & Other AHA Properties

FY 2018 Budget

Operating Expense for AHA-Owned Residential Communities & Other AHA Properties	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
AHA-Owned Residential Communities			
Barge Road Highrise	$ 972,379	$ 974,220	$ (1,841)
Cheshire Bridge Road Highrise	1,477,954	1,398,653	79,301
Cosby Spear Highrise	2,169,709	2,128,631	41,077
East Lake Highrise	1,068,079	1,156,302	(88,222)
Georgia Avenue Highrise	719,183	727,088	(7,906)
Hightower Manor Highrise	954,018	967,180	(13,162)
Juniper and Tenth Highrise	-	654,685	(635,700)
Marian Road Highrise	1,555,794	1,589,397	(33,603)
Marietta Road Highrise	979,379	989,722	(10,343)
Martin Street Plaza	624,398	586,094	38,304
Peachtree Road Highrise	1,382,074	1,389,359	(7,284)
Piedmont Road Highrise	503,404	1,449,096	(945,692)
Westminster	291,930	316,698	(24,769)
Total AHA-Owned Residential Communities	**12,698,301**	**14,327,126**	**(1,628,825)**
Other AHA Properties			
AHA Headquarters Building	1,232,448	1,212,083	20,365
Zell Miller Center	165,700	182,091	(16,391)
PILOT and Other AHA Land	801,900	861,168	(59,268)
Total Other AHA Properties	**2,200,048**	**2,255,342**	**(55,294)**
Total	**$ 14,898,349**	**$ 16,582,468**	**$ (1,684,119)**

* Please refer to Schedule III.A for FY 2018 budgeted Operating Expense for AHA-Owned Residential Communities & Other AHA Properties by category.

Schedule III.A

Operating Expense for AHA-Owned Residential Communities & Other AHA Properties by Category

FY 2018 Budget

Description	Administrative Expense	Utilities	Maintenance & Operations	Protective Services	Human Development Services	Other*	Total FY 2018 Budget
AHA-Owned Residential Communities							
Barge Road Highrise	$ 239,584	$ 173,032	$ 301,162	$ 115,496	$ 90,541	$ 52,564	$ 972,379
Cheshire Bridge Road Highrise	587,940	296,804	353,849	82,844	99,963	56,553	1,477,954
Cosby Spear Highrise	495,223	556,106	656,585	256,359	118,858	86,578	2,169,709
East Lake Highrise	255,445	219,945	329,482	128,766	85,933	48,509	1,068,079
Georgia Avenue Highrise	169,836	137,264	246,543	76,747	59,713	29,079	719,183
Hightower Manor Highrise	231,376	165,319	305,935	126,975	74,978	49,435	954,018
Marian Road Highrise	414,770	380,967	469,518	88,574	109,291	92,674	1,555,794
Marietta Road Highrise	230,680	184,888	301,304	115,496	99,775	47,236	979,379
Martin Street Plaza	107,260	207,828	176,335	76,000	35,684	21,291	624,398
Peachtree Road Highrise	350,872	326,426	402,922	120,418	108,015	73,421	1,382,074
Piedmont Road Highrise	110,787	181,942	88,636	43,464	33,934	44,641	503,404
Westminster	46,811	83,762	118,560	15,888	16,247	10,662	291,930
Total AHA-Owned Residential Communities	**3,240,585**	**2,914,283**	**3,750,831**	**1,247,028**	**932,932**	**612,643**	**12,698,301**
Other AHA Properties							
AHA Headquarters Building	213,852	254,108	559,112	186,000	-	19,376	1,232,448
Zell Miller Center	9,072	42,311	56,256	45,780	-	12,281	165,700
PILOT and Other AHA Land	6,000	2,672	451,529	-	-	322,714	801,900
Total Other AHA Properties	**228,924**	**299,091**	**1,066,897**	**231,780**	**-**	**354,371**	**2,200,048**
Total	**$ 3,469,509**	**$ 3,213,374**	**$ 4,817,728**	**$ 1,478,808**	**$ 932,932**	**$ 967,014**	**$ 14,898,349**

* Other includes insurance, Payments in Lieu of Taxes (PILOT), bad debt expense and other expenses not included in the other categories

Schedule IV*

Capital Expenditures for AHA-Owned Residential Communities & AHA Headquarters

FY 2018 Budget

Description	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
AHA-Owned Residential Communities			
Barge Road Highrise	$ 203,500	$ 175,600	$ 27,900
Cheshire Bridge Road Highrise	211,000	314,500	(103,500)
Cosby Spear Highrise	89,667	32,437	57,230
East Lake Highrise	63,277	155,605	(92,328)
Georgia Avenue Highrise	70,950	12,000	58,950
Hightower Manor Highrise	46,167	30,528	15,639
Marian Road Highrise	88,633	140,700	(52,068)
Marietta Road Highrise	192,500	170,200	22,300
Martin Street Plaza	22,000	42,250	(20,250)
Peachtree Road Highrise	176,000	71,920	104,080
Westminster	-	118,480	(118,480)
Total AHA-Owned Residential Communities	**1,163,693**	**1,264,220**	**(100,527)**
AHA Headquarters Capital Expenditures			
Technology Investments	448,080	358,080	90,000
Capital Improvements to AHA Corporate Headquarters	350,000	149,000	201,000
Total AHA Headquarters Capital Expenditures	**798,080**	**507,080**	**291,000**
Total	**$ 1,961,773**	**$ 1,771,300**	**$ 190,473**

* Please refer to "Support for Schedule IV" at the end of this report for additional details of capital expenditures.

Schedule V*

Human Development, Supportive Housing Services and Community Relations**

FY 2018 Budget

Description	Managed by	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
Human Dev. Support Professional Services **	Partnerships and People Investments	$ 1,295,850	$ 744,058	$ 551,792
Supportive Services at Gardens at Collegetown	Real Estate Group	86,250	128,620	(42,370)
Quality Living Services for Seniors	Real Estate Group	252,723	265,447	(12,724)
Community Relations **	Governmental and External Affairs	67,500	21,000	46,500
Corporate Match for AHA Scholarship Fund - Non-MTW funds	Governmental and External Affairs	11,700	11,700	-
Total		**$ 1,714,023**	**$ 1,170,825**	**$ 543,198**

* Please refer to "Support for Schedule V" at the end of this report for additional details on each line item.

** This schedule does not include the cost of human development services provided at AHA-Owned residential communities by PMDs or by the Partnerships and People Investments Department which are included in Schedules III and VI, respectively.

Schedule VI*

Operating Divisions

FY 2018 Budget

Operating Divisions	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
Customer Services Group			
Customer Services	$ 1,219,911	$ 1,360,051	$ (140,140)
Housing Services	4,962,199	5,186,694	(224,495)
Inspections Services	1,981,840	2,058,576	(76,736)
Total Customer Services Group	**8,163,950**	**8,605,321**	**(441,371)**
Partnerships & People Investments	**1,420,078**	**916,638**	**503,440**
Real Estate Group			
Office of the Chief Real Estate Officer	943,196	495,906	447,290
Real Estate Oversight & Services	3,249,831	2,182,046	1,067,785
Neighborhood Revitalization	966,904	509,685	457,219
Real Estate Investments & Finance	1,425,698	1,453,272	(27,574)
Total Real Estate Group	**6,585,629**	**4,640,909**	**1,944,720**
Total	**$ 16,169,657**	**$ 14,162,868**	**$ 2,006,789**

* Please refer to Schedule VI.A for FY 2018 budgeted Operating Divisions Expense by category.

Schedule VI.A

Operating Divisions Expense by Category

FY 2018 Budget

Description	Salaries, Benefits & Taxes	Consulting & Professional Services*	Temporary Services*	Other*	Total FY 2018 Budget
Customer Services Group					
Customer Services	$ 1,197,119	$ -	$ -	$ 22,792	$ 1,219,911
Housing Services	4,588,820	129,964	95,000	148,415	4,962,199
Inspections Services	1,898,069	24,499	-	59,272	1,981,840
Total Customer Services Group	**7,684,008**	**154,463**	**95,000**	**230,479**	**8,163,950**
Partnerships & People Investments	**1,331,408**	**-**	**28,000**	**60,670**	**1,420,078**
Real Estate Group					
Office of the Chief Real Estate Officer	541,569	350,000	-	51,627	943,196
Real Estate Oversight & Services	2,697,064	477,878	-	74,889	3,249,831
Neighborhood Revitalization	891,681	-	35,000	40,223	966,904
Real Estate Investments & Finance	1,363,771	-	-	61,927	1,425,698
Total Real Estate Group	**5,494,085**	**827,878**	**35,000**	**228,666**	**6,585,629**
Total	**$ 14,509,501**	**$ 982,341**	**$ 158,000**	**$ 519,815**	**$ 16,169,657**

* Please refer to "Support for Schedule VI.A" at the end of this report for additional details of each expense category.

Schedule VII*

Corporate Support Expense

FY 2018 Budget

Description	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
Executive Office	$ 636,411	$ 878,544	$ (242,133)
Office of General Counsel & Office of Compliance	3,130,767	2,876,130	254,637
Finance	1,956,231	1,944,919	11,312
Information Technology	8,656,075	8,837,203	(181,128)
Records & Information Management	1,776,333	1,781,998	(5,665)
IT Program Management	382,488	544,120	(161,632)
Office of Policy & Strategy	1,091,610	1,023,162	68,448
Governmental and External Affairs	595,615	539,095	56,520
Communications, Marketing and Public Engagement	1,023,671	868,516	155,155
Corporate Administration Support	1,088,208	869,278	218,930
Contracts and Procurement (formerly Acquisition & Management Services)	1,128,163	1,210,312	(82,149)
Human Resources Operations	1,498,087	1,187,333	310,754
Activities Managed by Human Resources:			
Severance & Related Expense	57,000	54,500	2,500
Defined Benefit Pension Plan Contribution	1,000,000	1,000,000	-
Total	**$ 21,861,838**	**$ 21,288,992**	**$ 572,846**

* Please refer to Schedule VII.A for FY 2018 budgeted Corporate Support Expense by category..

Schedule VII.A

Corporate Support Expense by Category

FY 2018 Budget

Description	Salaries, Benefits & Taxes	Consulting & Professional Services*(1)	Temporary Services*	Software Licenses & Hardware/ Software Expense*	Agency-wide Services and Expenses*	Other*	Total FY 2018 Budget
Executive Office	$ 505,081	$ -	$ -	$ -	$ -	$ 131,330	$ 636,411
Office of General Counsel	2,292,365	755,000	-	-	-	83,402	3,130,767
Finance	1,653,336	260,400	15,000	-	-	27,495	1,956,231
Information Technology	3,728,570	417,875	12,500	1,835,121	411,688	91,500	6,497,254
Records & Information Management	1,012,651	102,000	-	-	639,282	22,400	1,776,333
IT Program Management	374,688	-	-	-	-	7,800	382,488
Office of Policy & Strategy	692,319	355,000	-	-	-	44,291	1,091,610
Governmental and External Affairs	569,465	1,000	-	-	-	25,150	595,615
Communications, Marketing and Public Engagement	687,729	309,100	-	-	-	26,842	1,023,671
Corporate Administration Support	595,072	1,000	-	-	391,486	100,650	1,088,208
Contracts and Procurement (formerly Acquisition & Management Services)	936,954	-	-	-	100,000	91,209	1,128,163
Human Resources Operations	933,015	255,750	-	-	256,344	52,978	1,498,087
Activities Managed by Human Resources:							
Severance & Related Expense	-	-	-	-	57,000	-	57,000
Defined Benefit Pension Plan Contribution	-	-	-	-	1,000,000	-	1,000,000
Total	**$ 13,981,246**	**$ 2,457,125**	**$ 27,500**	**$ 1,835,121**	**$ 2,855,800**	**$ 705,047**	**$ 21,861,838**

* Please refer to "Support for Schedule VII.A" at the end of this report for additional details of each expense category.

(1) Also includes Outside Legal Counsel expense.

Schedule VIII
Sources and Uses of Funds
FY 2018 Budget
(Excludes Non-cash Items)

Development and Revitalization	FY 2018 Budget	FY 2017 Budget	FY 2018 Over (Under) FY 2017
Sources of Funds			
Replacement Housing Factor (RHF) Grants	$ 3,980,000	$ 8,253,714	$ (4,273,714)
Choice Neighborhoods Implementation Grant (CNIG)	6,030,232	7,109,382	(1,079,150)
Development and Other Related Income	5,997,484	2,616,116	3,381,369
Drawdown of Program Income and Other Funds	46,200	4,831,516	(4,785,316)
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	816,668	1,700,000	(883,332)
Drawdown of HCV-Originated MTW Funds- held at HUD	94,046,316	14,781,524	79,264,792
Total Sources of Funds	**$ 110,916,900**	**$ 39,292,252**	**$ 71,624,649**
Development and Revitalization Expenditures			
Demolition & Remediation	$ 12,700,000	$ 500,000	$ 12,200,000
Co-investments and Property Acquisitions	62,880,000	7,000,000	55,880,000
Predevelopment Loans	1,156,174	2,618,817	(1,462,643)
Developer Loan Draws	6,671,080	7,006,250	(335,170)
Site Improvements	2,200,000	1,465,000	735,000
Homeownership Down Payment Assistance	2,400,000	1,500,000	900,000
Non Residential Structures	3,560,000	3,830,184	(270,184)
Public Improvements	5,693,970	7,900,000	(2,206,030)
Consulting and Professional Services	5,412,475	2,990,728	2,421,747
Outside Legal Counsel	227,004	25,000	202,004
Administrative Staffing	560,718	662,249	(101,531)
Tenant Services Staffing	430,189	348,168	82,021
Meeting Expenses	44,550	45,000	(450)
Community Outreach	16,800	-	16,800
Modular Office Expenses	187,256	125,139	62,117
Urban Farming	150,000	90,000	60,000
Owner Occupied Rehabs	500,000	100,000	400,000
Micro-Grants and Cash Donations	50,000	226,016	(176,016)
Other Expenses	54,500	243,585	(189,085)
Total Development and Revitalization Expenditures	**104,894,716**	**36,858,136**	**68,036,580**
Excess of Sources over Development and Revitalization Expenditures	**$ 6,022,184**	**$ 2,434,116**	**$ 3,588,068**

Schedule VIII.A

Development and Revitalization by Major Program

FY 2018 Budget

Development and Revitalization by Major Program	Co-investment	Choice Neighborhoods	RAD Revitalization*	Former Public Housing Sites - Redevelopment**	Other Development Activities***	Total FY 2018 Budget
Sources of Funds						
Replacement Housing Factor (RHF) Grants	$ -	$ 3,980,000	$ -	$ -	$ -	$ 3,980,000
Choice Neighborhoods Implementation Grant (CNIG)	-	6,030,232	-	-	-	6,030,232
Development and Other Related Income	600,000	428,000	1,204,000	1,096,084	2,669,400	5,997,484
Drawdown of Program Income and Other Funds	-	46,200	-	-	-	46,200
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	-	200,000	-	100,000	516,668	816,668
Drawdown of HCV-Originated MTW Funds- held at HUD	61,675,000	3,612,660	3,238,779	20,004,275	5,515,602	94,046,316
Total Sources of Funds	**$ 62,275,000**	**$ 14,297,092**	**$ 4,442,779**	**$ 21,200,359**	**$ 8,701,670**	**$ 110,916,900**
Development and Revitalization Expenditures						
Demolition & Remediation	$ -	$ 700,000	$ -	$ 12,000,000	$ -	$ 12,700,000
Co-investments and Property Acquisitions	60,880,000	1,500,000	-	500,000	-	62,880,000
Predevelopment Loans	-	430,000	726,174	-	-	1,156,174
Developer Loan Draws	-	1,695,000	2,182,355	2,793,725	-	6,671,080
Site Improvements	-	2,200,000	-	-	-	2,200,000
Homeownership Down Payment Assistance	-	-	-	-	2,400,000	2,400,000
Non Residential Structures	-	1,500,000	-	2,000,000	60,000	3,560,000
Public Improvements	-	1,010,000	-	2,000,000	2,683,970	5,693,970
Consulting and Professional Services	795,000	2,799,175	230,250	736,750	851,300	5,412,475
Outside Legal Counsel	-	60,004	100,000	30,000	37,000	227,004
Administrative Staffing	-	560,718	-	-	-	560,718
Tenant Services Staffing	-	430,189	-	-	-	430,189
Meeting Expenses	-	40,550	-	4,000	-	44,550
Community Outreach	-	-	-	16,800	-	16,800
Modular Office Expenses	-	187,256	-	-	-	187,256
Urban Farming	-	150,000	-	-	-	150,000
Owner Occupied Rehabs	-	500,000	-	-	-	500,000
Micro-Grants and Cash Donations	-	50,000	-	-	-	50,000
Other Expenses	-	31,500	-	23,000	-	54,500
Total Development and Revitalization Expenditures	**61,675,000**	**13,844,392**	**3,238,779**	**20,104,275**	**6,032,270**	**104,894,716**
Excess of Sources over Development and Revitalization Expenditures	**$ 600,000**	**$ 452,700**	**$ 1,204,000**	**$ 1,096,084**	**$ 2,669,400**	**$ 6,022,184**

* Please refer to Schedule VIII.A.1 for additional information on Rental Assistance Demonstration (RAD) conversion activities by community.

** Please refer to Schedule VIII.A.2 for additional information on Former Public Housing Sites - Redevelopment.

*** Please refer to Schedule VIII.A.3 for additional information on Other Development activities.

Schedule VIII.A.1

Rental Assistance Demonstration (RAD) by Community

FY 2018 Budget

Description	Cosby Spear Highrise	Hightower Manor Highrise	Peachtree Road Highrise	Piedmont Road Highrise	Villages at Castleberry Hill I	Total FY 2018 Budget
Sources of Funds						
Drawdown of HCV-Originated MTW Funds- held at HUD	$ 373,500	$ 246,250	$ 159,702	$ 2,377,077	$ 82,250	$ 3,238,779
Total Sources of Funds	**$ 373,500**	**$ 246,250**	**$ 159,702**	**$ 2,377,077**	**$ 82,250**	**$ 3,238,779**
Development and Revitalization Expenditures						
Predevelopment Loans	$ 281,250	$ 212,500	$ 125,952	$ 106,472	$ -	$ 726,174
Developer Loan Draws	-	-	-	2,182,355	-	2,182,355
Consulting and Professional Services	92,250	33,750	33,750	38,250	32,250	230,250
Outside Legal Counsel	-	-	-	50,000	50,000	100,000
Total Development and Revitalization Expenditures	**$ 373,500**	**$ 246,250**	**$ 159,702**	**$ 2,377,077**	**$ 82,250**	**$ 3,238,779**

Schedule VIII.A.2

Former Public Housing Sites - Redevelopment

FY 2018 Budget

Former Public Housing Sites - Redevelopment	Bowen Homes	Palmer House	Englewood Manor	Herndon Homes	Cupola Building	Total FY 2018 Budget
Sources of Funds						
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000
Drawdown of HCV-Originated MTW Funds- held at HUD	40,000	92,250	2,845,250	16,858,775	168,000	20,004,275
Total Sources of Funds	**$ 40,000**	**$ 92,250**	**$ 2,845,250**	**$ 16,958,775**	**$ 168,000**	**$ 20,104,275**
Development and Revitalization Expenditures						
Demolition and Remediation	$ -	$ -	$ -	$ 12,000,000	$ -	$ 12,000,000
Predevelopment Loans	-	-	-	-	-	$ -
Property Acquisitions	-	-	500,000	-	-	500,000
Developer Loan Draws	-	-	-	2,793,725	-	2,793,725
Non Residential Structures	-	-	-	2,000,000	-	2,000,000
Public Improvements	-	-	1,900,000	100,000	-	2,000,000
Consulting and Professional Services	40,000	92,250	423,250	36,250	145,000	736,750
Outside Legal Counsel	-	-	10,000	20,000	-	30,000
Meeting Expenses	-	-	-	4,000	-	4,000
Community Outreach	-	-	12,000	4,800	-	16,800
Other Misc. Admin Expenses	-	-	-	-	23,000	23,000
Total Development and Revitalization Expenditures	**$ 40,000**	**$ 92,250**	**$ 2,845,250**	**$ 16,958,775**	**$ 168,000**	**$ 20,104,275**

Schedule VIII.A.3

Other Development Activities

FY 2018 Budget

Other Development Activities	Magnolia Perimeter	North Avenue	Centennial Place	West Highlands	Other	Total FY 2018 Budget
Sources of Funds						
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	$ -	$ -	$ 516,668	$ -	$ -	$ 516,668
Drawdown of HCV-Originated MTW Funds- held at HUD	113,000	80,000	85,250	2,367,552	2,869,800	5,515,602
Total Sources of Funds	**$ 113,000**	**$ 80,000**	**$ 601,918**	**$ 2,367,552**	**$ 2,869,800**	**$ 6,032,270**
Development and Revitalization Expenditures						
Homeownership Down Payment Assistance	$ -	$ -	$ -	$ 120,000	$ 2,280,000	$ 2,400,000
Non Residential Structures	-	-	-	-	60,000	60,000
Public Improvements	-	-	516,668	2,167,302	-	2,683,970
Consulting and Professional Services	98,000	80,000	75,250	80,250	517,800	851,300
Outside Legal Counsel	15,000	-	10,000	-	12,000	37,000
Total Development and Revitalization Expenditures	**$ 113,000**	**$ 80,000**	**$ 601,918**	**$ 2,367,552**	**$ 2,869,800**	**$ 6,032,270**

Schedule VIII.B

Development and Revitalization Expenditures by Funding Program

FY 2018 Budget

Description	Replacement Housing Factor (RHF)	Choice Neighborhoods Implentation Grant	Prior Year Program Income Funds	Public Improvement Funds Provided by City of Atlanta	Moving to Work (MTW)	Total FY 2018 Budget
Demolition & Remediation	$ 500,000	$ -	$ -	$ 200,000	$ 12,000,000	$ 12,700,000
Co-investments and Property Acquisitions	-	1,500,000	-	-	61,380,000	62,880,000
Predevelopment Loans	270,000	-	-	-	886,174	1,156,174
Developer Loan Draws	-	1,695,000	-	-	4,976,080	6,671,080
Site Improvements	2,200,000	-	-	-	-	2,200,000
Homeownership Down Payment Assistance	-	-	-	-	2,400,000	2,400,000
Non Residential Structures	-	-	-	-	3,560,000	3,560,000
Public Improvements	1,010,000	-	-	616,668	4,067,302	5,693,970
Consulting and Professional Services	-	2,374,575	3,200	-	3,034,700	5,412,475
Outside Legal Counsel	-	60,004	-	-	167,000	227,004
Administrative Staffing	-	284,653	-	-	276,064	560,718
Tenant Services Staffing	-	-	-	-	430,189	430,189
Meeting Expenses	-	-	20,000	-	24,550	44,550
Community Outreach	-	-	-	-	16,800	16,800
Modular Office Expenses	-	-	-	-	187,256	187,256
Urban Farming	-	-	-	-	150,000	150,000
Owner Occupied Rehabs	-	100,000	-	-	400,000	500,000
Micro-Grants and Cash Donations	-	-	-	-	50,000	50,000
Other Misc. Admin Expenses	-	16,000	1,500	-	37,000	54,500
Total Development and Revitalization Expenditures	**$ 3,980,000**	**$ 6,030,232**	**$ 24,700**	**$ 816,668**	**$ 94,043,116**	**$ 104,894,716**

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Appendix G

AHA Amended and Restated Statement of Corporate Policies

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Amended and Restated Statement of Corporate Policies

Adopted by the Board of Commissioners

March 28, 2018

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The Housing Authority of the City of Atlanta, Georgia

Amended and Restated Statement of Corporate Policies

PREAMBLE

The *Amended and Restated Statement of Corporate Policies* (Statement of Corporate Policies) is the controlling policy document governing the rental assistance programs administered by The Housing Authority of the City of Atlanta, Georgia ("Atlanta Housing Authority" or "AHA"). The Statement of Corporate Policies captures the Moving to Work Demonstration policy innovations in effect for the MIXED Communities (formerly *AHA-Sponsored Mixed-Income, Mixed-Finance Residential Communities*), AHA-Owned Residential Communities, Housing Choice Tenant-Based Program, HomeFlex (formerly *Project Based Rental Assistance*), and Supportive Housing (collectively "Rental Assistance Programs"). Finally, the Statement of Corporate Policies is organized around Atlanta Housing Authority's guiding principles and its corporate vision, *Healthy Mixed-Income Communities; Healthy Self-Sufficient Families*.

The Statement of Corporate Policies is organized into the following chapters:

Chapter 1: General Policy Requirements for Rental Assistance Programs

Chapter 2: AHA-Assisted Unit Policies

Chapter 3: Housing Choice Tenant-Based Program Policies

Chapter 4: Supportive Housing Policies

Administrative processes, operating procedures, protocols, and management practices for any policy, initiative, or approach shall be developed pursuant to this Statement of Corporate Policies and are subject to Atlanta Housing Authority's prior review and approval. Such approval may be amended and/or withdrawn from time-to-time at the discretion of Atlanta Housing Authority.

The President and Chief Executive Officer of Atlanta Housing Authority, as vested by the Board of Commissioners, can authorize revisions, as appropriate, to this Statement of Corporate Policies in order to clarify the original intent of any policy enumerated herein without the prior approval of the Board of Commissioners, provided that any such revision to this Statement of Corporate Policies does not substantially change the original intent of any policy. Significant changes to major policy provisions in this Statement of Corporate Policies must be approved by the Board of Commissioners.

This Statement of Corporate Policies adopted by the AHA Board of Commissioners on March 27, 2017 supersedes the *Amended and Restated Statement of Corporate Policies* adopted on March 30, 2016.

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CHAPTER 1

GENERAL POLICY REQUIREMENTS FOR RENTAL ASSISTANCE PROGRAMS

ARTICLE ONE. OBJECTIVE

1. This Chapter 1 sets forth the general requirements applicable to all Rental Assistance Programs covered under this Statement of Corporate Policies ("General Policy Requirements").

2. While there are policies that are unique to each Rental Assistance Program ("Program-Specific Policies"), the General Policy Requirements represent certain fundamental policies that apply to all Rental Assistance Programs, which are to be used in tandem with the Program-Specific Policies as set forth in Chapters 2, 3 and 4 of this Statement of Corporate Policies.

3. In the event there should be any questions regarding the interpretation of the General Policy Requirements and Program-Specific Policies, the Legal Department and/or Policy Department will respond to any such policy questions.

ARTICLE TWO. DEFINITIONS

Definitions applicable to the General Policy Requirements in this Chapter 1 of the Statement of Corporate Policies are set forth below.

1. "AHA-Assisted Household" means any household that receives assistance under any one of AHA's Rental Assistance Programs.

2. "Applicant" means any household that has applied for assistance under a Rental Assistance Program.

3. "Covered Unit" means a Rental Assistance Program unit occupied by an AHA-Assisted Household.

4. "Management Agent" means the management company, property manager and/or other management personnel that manage a property on behalf of the owner of the property that has one or more Covered Units.

5. "Owner Entity" means the owner of the property that contains one or more Covered Units.

ARTICLE THREE. MOVING TO WORK DEMONSTRATION

1. The Statement of Corporate Policies is aligned with the Amended and Restated Moving to Work Agreement (MTW Agreement), effective as of November 13, 2008; and as further amended by the Second Amendment to the Moving to Work Agreement, effective as of January 16, 2009; and as extended by Congress to June 30, 2028 under the same terms and conditions and confirmed by the U.S. Department of Housing and Urban Development (HUD) on April 14, 2016; and as may be amended or extended from time to time, by and between HUD and Atlanta Housing Authority.

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2. The MTW Agreement governs and supersedes, as appropriate, applicable Federal laws, rules, regulations, contracts, and agreements that have been or will be waived and/or modified by the MTW Agreement.

3. As a Moving to Work agency, Atlanta Housing Authority has and will continue to establish, implement and evaluate innovative cost-effective affordable housing strategies that are designed to improve operational efficiencies and help low-income families achieve greater economic independence.

4. While recognizing that implementation of various policy initiatives may be immediate, progressive, or refined through various activities and demonstration programs, the implementation of these strategic initiatives, not expressly enumerated in Atlanta Housing Authority's MTW Annual Plan, may be advanced, provided such strategic initiatives are consistent with these policies and the spirit and intent of the authorizations under the MTW Agreement.

5. Administrative procedures, processes and general management practices for new strategic initiatives shall be developed following the intent of this Statement of Corporate Policies and, upon review and approval, may be amended from time-to-time at the discretion of Atlanta Housing Authority.

ARTICLE FOUR. FAIR HOUSING AND EQUAL OPPORTUNITY

1. Atlanta Housing Authority supports all applicable Federal and State nondiscrimination and fair housing laws and applicable HUD regulations in all housing and program activities including the Housing Opportunity Through Modernization Act ("HOTMA"). Atlanta Housing Authority responds to fair housing and equal opportunity complaints brought to its attention to ensure compliance with all applicable laws and regulations.

2. Atlanta Housing Authority supports the protections afforded all victims of domestic violence, dating violence, sexual assault, and stalking under the *Violence Against Women Act*, regardless of sex, gender identity or sexual orientation, and applies such protections in its Rental Assistance Programs in accordance with all nondiscrimination and fair housing requirements.

3. Atlanta Housing Authority acknowledges the importance of serving persons with Limited English Proficiency (LEP) in its Rental Assistance Programs, as applicable. Persons with LEP are individuals who, because of their national origin, do not speak English as their primary language and who have a limited ability to speak, read, write or understand English. In accordance with Federal guidelines, Atlanta Housing Authority, Owner Entities and Management Agents will make reasonable efforts to provide or arrange language assistance for program Applicants and members of AHA-Assisted Households with LEP if they require such assistance in order to access AHA's Rental Assistance Program and related activities.

ARTICLE FIVE. DECONCENTRATION POLICY

1. In order to realize its corporate vision of Healthy Mixed-Income Communities/Healthy Self-Sufficient Families, Atlanta Housing Authority is pledged to outcomes that promote the deconcentration of poverty in the administration of its Rental Assistance Programs.
2. With respect to the percentage of AHA-Assisted Households residing in a multifamily community, Atlanta Housing Authority's Deconcentration

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Policy provides that, unless Atlanta Housing Authority approves a lower percentage, it will assist:

A. No more than fifty percent (50%) of the Covered Units in a multifamily community built or substantially rehabilitated for occupancy by Families, as this term is defined in Article Seven of this Chapter 1, may be assisted under Section 8 and/or Section 9 of the United States Housing Act of 1937, as amended ("Act"); and

B. Up to 100% of the Covered Units in a multifamily community that was officially designated, built or substantially rehabilitated for occupancy by Elderly Families, Disabled Families, and/or Families enrolled in an AHA-approved supportive housing program, as these terms are defined in Article Seven of this Chapter 1, may be assisted under Section 8 and/or Section 9 of the Act.

3. Under Moving to Work, Atlanta Housing Authority has the authority to pursue locally driven policies, procedures and programs with the aim of developing better, more efficient and effective ways of providing quality, mixed-income housing to low income families

4. Atlanta Housing Authority will also continue to reposition its portfolio of public housing developments through a variety of strategies, foremost of which is the transformation of its conventional public housing developments into market-rate, mixed-income communities, each with a seamless affordable component and households having a range of incomes and diverse backgrounds.

5. Atlanta Housing Authority will seek to ensure that the placement of supportive housing units in residential communities will be sensitive and thoughtful in addressing community standards while promoting the unique requirements of supportive housing participants.

6. Atlanta Housing Authority, in its discretion, may develop a deconcentration strategy that would limit the percentage of AHA-Assisted Households in designated census tracts in the City of Atlanta with the goal and intent of limiting occupancy in areas with high poverty concentrations.

ARTICLE SIX. REASONABLE ACCOMMODATION POLICY

Atlanta Housing Authority is committed to assisting persons with disabilities and will make reasonable accommodations in policies, procedures, rules and services when such accommodations are necessary to afford persons with disabilities an equal opportunity to participate in or benefit from its programs. Requests for accommodations must be reasonable, meaning Atlanta Housing Authority, Owner Entities and Management Agents are not required to provide accommodations which would cause either undue financial and administrative burden or a fundamental alteration in the nature of AHA's Rental Assistance Programs. Requests for Reasonable Accommodations will be considered on a case-by-case basis so that consideration can be given to, among other factors, the cost of the requested accommodation, the benefits that the accommodation would provide to the requester and the availability of alternative accommodations that would effectively meet the requester's disability-related needs. These reasonable accommodations shall extend to the administration of AHA's Rental Assistance Programs, as applicable, by Atlanta Housing Authority, Owner Entities and Management Agents with respect to application procedures and program participation.

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ARTICLE SEVEN. DEFINITIONS OF FAMILY

1. A Family is defined as one or more persons who may or may not be related that are residing together in the same household.

2. An Elderly Family is defined as a Family whose head (and co-head, if applicable), spouse or sole member is an "Elderly Person," age 62 or older.

3. A Disabled Family is defined as a Family whose head (and co-head, if applicable), spouse or sole member is a "Disabled Person" with a verified qualifying disability. The definition of a Disabled Person in this context is consistent with HUD's definition of a "person with disabilities" for program eligibility purposes as set forth in Article Eight.

4. An Elderly Family or Disabled Family may include one or more adult members and/or one or more members under the age of 18.

5. Any member of an AHA-Assisted Household who is (i) under the age of 18, (ii) a person (other than the head, co-head or spouse) with a verified qualifying disability, or (iii) a full-time student (subject to documented verification) up to the age of 24 will be considered a dependent of the AHA-Assisted Household ("Dependent"). The definition of a "person with disabilities" in this context is consistent with HUD's definition of a "person with disabilities" for program eligibility purposes as set forth below in Article Eight.

ARTICLE EIGHT. DISABILITY DEFINITIONS FOR PROGRAM ELIGIBILITY DETERMINATIONS

To determine whether a person is a Disabled Person or a "person with disabilities" for the purpose of establishing program eligibility, HUD applies the following definitions:

1. A Disabled Person is one with an inability to engage in any substantial gainful activity because of any medically determinable physical or mental impairment that is expected to result in death or has lasted or can be expected to last continuously for at least 12 months; or for a blind person at least 55 years old, inability because of blindness to engage in any substantial gainful activities comparable to those in which the person was previously engaged with some regularity and over a substantial period.

2. A developmentally Disabled Person is one with a severe chronic disability that:

   A. Is attributed to a mental and/or physical impairment;

   B. Has manifested before age 22;

   C. Is likely to continue indefinitely;

   D. Results in substantial functional limitations in three or more of the following areas: capacity for independent living, self-care, receptive and expressive language; learning, mobility, self-direction, and economic self-sufficiency; and

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E. Requires special interdisciplinary or generic care treatment, or other services which are of extended or lifelong duration and are individually planned or coordinated.

3. A Disabled Person is also one who has a physical, emotional or mental impairment that:

   A. Is expected to be of long-continued or indefinite duration;

   B. Substantially impedes the Disabled Person's ability to live independently; and

   C. Is such that the Disabled Person's ability to live independently could be improved by more suitable housing conditions.

4. A person whose disability is based solely on any drug or alcohol dependence is not to be considered a person with disabilities for program eligibility purposes.

ARTICLE NINE. LIVE-IN AIDE POLICY

1. A Live-in Aide that is essential for the care and support of an Elderly Person or Disabled Person who is a member of an AHA-Assisted Household, the need for which having been certified by a medical or other qualified professional having knowledge of the need, may reside in the Covered Unit with the Elderly Person or Disabled Person.

2. As a reasonable accommodation and as approved by AHA, a member of an AHA-Assisted Household who provides the same care and meets the same qualifications as a Live-in Aide would be deemed a "Caretaker." A Caretaker may be granted an exemption from the Work Requirement pursuant to Article Ten, Section 3 of this Chapter 1.

3. The AHA-Assisted Household may request a Covered Unit with no more than one additional bedroom under the applicable Rental Assistance Program, in order to provide space in the Covered Unit for a Live-in Aide. The Live-in Aide selected by the AHA-Assisted Household may not be qualified to serve in this capacity if the Live-in Aide requires more than one additional bedroom due to a reason not essential for the care and support of the member of the household who is an Elderly Person or Disabled Person.

4. In that Atlanta Housing Authority, the Owner Entities and their respective Management Agents, as applicable, have the sole authority to approve a Live-in Aide, a Live-in Aide must demonstrate her/his suitability to reside in the Covered Unit prior to occupancy, and continue to demonstrate her/his suitability and status as a Live-in Aide for as long as the Live-in Aide resides in the Covered Unit.

5. Live-in Aides must consent to screening requirements of Atlanta Housing Authority, the Owner Entities and their respective Management Agents, as applicable, including, without limitation, criminal background screening and a review of past participation in an Atlanta Housing Authority program or residence in the Covered Unit's community or another community owned by Atlanta Housing Authority or an Owner Entity, or a community managed by the Management Agent.

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6. Live-in Aides, having no tenancy rights under state law or other rights to the Covered Unit under any Rental Assistance Program, as applicable, must vacate the Covered Unit if the Elderly or Disabled person they are assisting ceases to qualify for a Live-in Aide, ceases to qualify for the Covered Unit, or vacates the premises, which in any case shall result in the Live-in Aide having absolutely no right to continue to reside in the Covered Unit or to receive rental assistance or to remain on the premises.

7. Further, Atlanta Housing Authority, the Owner Entity or Management Agent reserve the right, in each's respective sole discretion, to require a Live-in Aide, who is not a member of the AHA-Assisted Household and therefore not afforded the protections of the Lease or any agreement between AHA and the Owner Entity pursuant to any Rental Assistance Program, as applicable, to vacate the Covered Unit if he or she is no longer performing as a Live-in Aide in the Covered Unit or exhibits such other behavior that is deemed disruptive to the community and/or its residents.

ARTICLE TEN. WORK REQUIREMENT

Applicants to AHA's Rental Assistance Programs and AHA-Assisted Households under one of AHA's Rental Assistance Programs are required to comply with Atlanta Housing Authority's Work Requirement.

1. The Work Requirement establishes that:

   A. At least one adult member of the household, age 18 - 61 must be legally employed or self-employed in a legitimate business enterprise, appropriately documented, either on a full-time equivalent basis or for at least 30 hours per week;

   AND

   B. All other household members, ages 18 – 61, must be actively engaged in one of the following:

      i. Full-Time Work: Legally employed or self-employed either on a full-time equivalent basis or for at least 30 hours per week;

      ii. Full-Time School/Training: Enrolled in and attending an AHA-recognized school or institution as a full-time student; or

      iii. Part-Time Work and Part-Time School/Training: Combined minimum of 30 hours per week of employment and education/training with the following conditions:

         a. Legally employed (but not self-employed) on a part-time basis;

         AND

         b. Enrolled in and attending an AHA-recognized school or institution on a part-time basis;

         OR

         c. Participating in an AHA-recognized training program.

   C. Household members exempted from the Work Requirement include:

      i. Elderly Person.

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ii. Disabled Person. The definition of a Disabled Person in this context is consistent with HUD's definition of a "person with disabilities" for program eligibility purposes as set forth above in Article Eight.

iii. Full-time student Dependent (subject to documented verification) up to the age of 24 in an Elderly Family or Disabled Family.

2. Applicants to AHA's Rental Assistance Programs and AHA-Assisted Households assisted under one of AHA's Rental Assistance Programs may either be denied admission to or terminated from the Rental Assistance Program, as applicable, for failure to comply with the Work Requirement.

3. As a reasonable accommodation, either the head-of-household of the AHA-Assisted Household or another adult member of the household who would otherwise be required to meet the Work Requirement but who is needed for the essential care and support of a member of the household who is an Elderly Person or Disabled Person, or other member who requires essential care and support for an indefinite period of time, the need for which having been certified by a medical or other qualified professional having knowledge of the need, may qualify for a "Caretaker Exemption" from the Work Requirement for as long as the Elderly Person, Disabled Person or other member requires such essential care and support. The procedures for granting Caretaker Exemptions are set forth in the operating procedures of the applicable Rental Assistance Program.

ARTICLE ELEVEN GENERAL RENT POLICIES

1. Atlanta Housing Authority, in its discretion, may explore innovative rent simplification strategies and methodologies for determining Tenant Rent, as defined below in Section 4, that benefit AHA-Assisted Households, while streamlining administrative processes, improving cost-effectiveness and promoting operational efficiencies ("Rent Simplification"). Prior to the implementation of any proposed Rent Simplification strategy or methodology, AHA will conduct an impact analysis to determine whether the implementation of any change in determining Tenant Rent will result in unreasonable rent burdens for AHA-Assisted Households ("Rent Burden Analysis"). The Rent Burden Analysis supporting any proposed Rent Simplification strategy or methodology must be submitted to and approved by the AHA Board of Commissioners before implementation.

2. Atlanta Housing Authority, in its discretion, may establish fixed-rate or standard deductions and asset determination procedures to be used in calculating Income-Adjusted Rents. Standard income deductions would replace the calculation of income deductions based on actual expenses. Asset determinations would examine the nature and value of the asset in establishing procedures for setting a schedule of assets that would or would not be used in calculating Income-Adjusted Rents. The President and Chief Executive Officer as approved by the AHA Board of Commissioners is authorized to approve revisions to the schedule of Standard Income Deductions and revisions to the treatment of assets. If it is determined that the implementation of any such revision could adversely impact Tenant Rent, as defined below in Section 4, AHA will conduct a Rent Burden Analysis, which would require AHA Board of Commissioners approval before implementation.

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3. In determining annual household income, Atlanta Housing Authority will disregard the employment income of an Elderly Person or Disabled Person whose primary source(s) of income are Social Security, SSI, and/or other similar fixed income received from a verified plan ("Annual Fixed Income"). For those cases in which the Annual Fixed Income is not the primary source of income, Atlanta Housing Authority, in its discretion, may establish a limit on the amount of employment income that may be disregarded**.** Any employment income that is not disregarded will be included in annual household income for purposes of calculating Total Tenant Payment, as defined below in Section 4. The definition of a Disabled Person in this context is consistent with HUD's definition of a "person with disabilities" for program eligibility purposes, and is set forth above in Article Eight. This policy is applicable to all AHA Rental Assistance Programs and serves as the replacement for any applicable HUD rules and regulations. AHA, in its discretion, may establish reasonable verification procedures and documentation requirements to ensure program integrity.

4. The rent payable by an AHA-Assisted Household to Atlanta Housing Authority or the Owner of a Covered Unit is the net tenant rent to owner ("Tenant Rent"). The Tenant Rent is derived by subtracting the allowances for tenant-paid utilities and certain services for the Covered Unit, if any, according to the AHA-approved schedule ("Utility Allowance Schedule") from the AHA-Assisted Household's AHA-determined monthly gross affordable rent ("Total Tenant Payment"). Determinations of the Tenant Rent and the Total Tenant Payment will be in accordance with the Operating Procedures established for the applicable Rental Assistance Program.

5. The Utility Allowance Schedule will be analyzed on a periodic and ongoing basis in order to identify any fluctuations and trends in the cost of utilities and certain services within Atlanta Housing Authority's jurisdiction. If such analysis reveals an extraordinary increase in the cost of utilities and certain services that will have a discernible impact on AHA-Assisted Households, Atlanta Housing Authority will revise the Utility Allowance Schedule and implement it within a reasonable time frame in order to preserve housing affordability for AHA-Assisted Households. Such ongoing analysis notwithstanding, Atlanta Housing Authority will conduct a comprehensive review of the cost of utilities and certain services on an annual basis and issue a Utility Allowance Schedule each calendar year. Based on its ongoing review and analysis of the cost of utilities and certain services and allowance expenses, Atlanta Housing Authority will continue to examine strategies and policies that lead to cost-effective measures and operating efficiencies that will promote the sustainability of the applicable Rental Assistance Program.

6. In order to preserve housing affordability for all AHA-Assisted Households under any of AHA's Rental Assistance Programs, each AHA-Assisted Household, unless subject to Atlanta Housing Authority's minimum rent as defined below in Section 7, will pay no less than 30% of the household's monthly adjusted income for rent, utilities and certain services in determining the applicable Tenant Rent, but no more than a reasonable percentage of the AHA-Assisted Household's monthly adjusted income ("Rent Burden"), as determined by a Rent Burden Analysis of all AHA-Assisted Households in AHA's Rental Assistance Programs. Any change in the Tenant Rent based on the Rent Burden Analysis must be reviewed

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and approved by the AHA Board of Commissioners prior to implementation.

7. AHA-Assisted Households must pay a minimum rent as determined and approved by Atlanta Housing Authority ("Minimum Rent"). AHA may revise its Minimum Rent and establish it as a Total Tenant Payment or Tenant Rent, as these terms are defined above in Section 4 of this Article Ten. A new Minimum Rent will not go into effect until a Rent Burden Analysis has been conducted and approved by the AHA Board of Commissioners and all AHA-Assisted Households have been provided advance notice of the effective date of the new Minimum Rent.

   A. The Minimum Rent requirement may not apply to Elderly Families and Disabled Families as defined above in Article Seven.

   B. An AHA-Assisted Household who has previously paid but later becomes unable to pay the Minimum Rent, due to extraordinary financial distress, may request "Hardship Consideration."

   C. An AHA-Assisted Household may be eligible for Hardship Consideration when any one of the following circumstances is present: (i) the AHA-Assisted Household has lost eligibility or is waiting an eligibility determination for a Federal, State or local assistance program; (ii) the income of the AHA-Assisted Household has decreased because of extraordinary changed circumstances, including layoff from a job; or (iii) such other extraordinary circumstances as Atlanta Housing Authority or the Owner of the Covered Unit may determine.

   D. Atlanta Housing Authority or the Owner of the Covered Unit shall promptly investigate any request for Hardship Consideration and take appropriate actions based on this investigation to determine whether the AHA-assisted household is experiencing an actual hardship situation and that the AHA-Assisted Household is otherwise in compliance with its obligations under the applicable Rental Assistance Program. Such actions resulting from such determination may include, but not be limited to:

      i. Temporary suspension of the entire Minimum Rent under such terms as Atlanta Housing Authority shall direct. Such suspensions shall not last greater than ninety (90) days unless otherwise extended upon the written request of the AHA-Assisted Household based on verifiable circumstances reasonably affecting the AHA-Assisted Household's ability to pay the Minimum Rent. The period of the temporary suspension may be extended by the Atlanta Housing Authority or the Owner of the Covered Unit after supervisory review and documented approval of the request;

      ii. Accelerated enrollment in one of Atlanta Housing Authority's approved human development program components;

      iii. Referral to third party agencies who assist households with the payment of rent; and

      iv. Such other actions as Atlanta Housing Authority or the Owner of the Covered Unit shall direct.

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E. The AHA-Assisted Household will not be required to pay Minimum Rent arrearages that accumulated during the entire period of a temporary suspension of the Minimum Rent due to an approved Hardship Consideration.

8. If any member of an AHA-Assisted Household loses, quits, leaves, resigns, is terminated or fired from her or his job or loses her or his welfare benefit, the AHA-Assisted Household shall continue to pay the Tenant Rent based on the AHA-Assisted Household member's prior employment income or welfare benefit status. If any such member can provide third party verification satisfactory to the Management Agent that loss of employment or welfare benefit was due solely to a reason beyond her or his control (e.g. reduction-in-force) or other independent action, as applicable, the AHA-Assisted Household will receive consideration for a reduction in Tenant Rent resulting from the change in income due to the loss of employment or loss of benefit.

ARTICLE. TWELVE. RECERTIFICATION

1. Atlanta Housing Authority, the Owner or Management Agent of the Covered Unit, as applicable, will reexamine the income, family composition and program compliance of each AHA-Assisted Household on a periodic basis, whether annually, on an optional interim basis or over some longer interval of time, in accordance with the authorizations under the MTW Agreement and as set forth in the Operating Procedures ("Recertification").

2. Atlanta Housing Authority may determine at Recertification whether an AHA-Assisted Household is over-income and whether such household is eligible for continued assistance. Criteria for determining over-income AHA-Assisted Households pursuant to Atlanta Housing Authority requirements will be set forth in the Operating Procedures.

3. In order to streamline the Recertification process, Atlanta Housing Authority or the Owner of the Covered Unit may accept a "Recertification Self-Certification" from an AHA-Assisted Household for any one or more of the Recertification criteria set forth in Section 1 of this Article Twelve.

4. Recertification requirements and the obligations and responsibilities of AHA-Assisted Households with respect to such requirements are set forth in various written communications and guidelines in accordance with the Operating Procedures.

ARTICLE THIRTEEN. SPECIAL PROGRAMS, POLICIES AND STRATEGIC INITIATIVES

Atlanta Housing Authority, in its discretion, may establish special programs, special admissions policies, operational protocols and/or strategies designed to address economic, human development or self-sufficiency programs, relocation activities, displacement related to real estate development initiatives, MTW initiatives, pilot programs, safe and secure community enhancements, the use of bona fide law enforcement agencies or personnel, and homeownership opportunities. Written procedures and processes developed for any special program, policy and/or strategy must be approved by AHA and/or authorized by the President and Chief Executive Officer for implementation and/or inclusion in the MTW Annual Plan.

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ARTICLE FOURTEEN. ECONOMIC SELF-SUFFICIENCY

1. Atlanta Housing Authority, in its discretion, may explore strategies that recognize the progression of AHA-Assisted Households toward economic self-sufficiency which may lead to their graduation from a Rental Assistance Program.

2. HUD established the Community Service and Self-Sufficiency Requirement (CSSR) which would require unemployed AHA-Assisted Household members (ages 18 – 61 who are not receiving TANF benefits, exempt from work requirements, engaged in work activities or unable to comply because of a disability) to contribute the HUD-specified number of hours each month to community service or an economic self-sufficiency program. AHA's Work Requirement, as set forth above in Article Ten, applies to its Rental Assistance Programs instead of HUD's CSSR.

3. Each AHA-Assisted Household is responsible for ensuring that any school age member who is under 18 years of age attends school on a regular basis in accordance with local school board policies and state law. Upon the request of Atlanta Housing Authority, an Owner Entity or Management Agent, the AHA-Assisted Household must provide such information, releases and authority to verify compliance and the attendance status of any such school age member of the AHA-Assisted Household.

4. If it is determined that any school age member of the AHA-Assisted Household who is under 18 years of age is not attending school on a regular basis or who has not completed her/his secondary education, such school age member will be required to attend school on a regular basis or enroll or reenroll, as applicable in and attend an accredited public or private secondary academic or technical school. The AHA-Assisted Household must provide to Atlanta Housing Authority, the Owner Entity or the Management Agent such information, releases and authority to verify compliance and the attendance status of any such school age member of the AHA-Assisted Household.

5. An AHA-Assisted Household, in which one or more of its members who are subject to but not in compliance with the Work Requirement, may be determined to be a household that is progressing toward self-sufficiency, provided such non-compliant members of the AHA-Assisted Household are engaged in work, school, training or any combination thereof for at least 15 hours per week ("Progressing Household"). Progressing Household status cannot be used for determining initial compliance with the Work Requirement for new admissions.

6. Any member of an AHA-Assisted Household who is subject to the Work Requirement and is not working full-time may be required to enroll and satisfactorily participate in an AHA-recognized economic independence program, and if such economic independence program is not a full-time program, such member of the AHA-Assisted Household shall be required to have part-time employment.

7. Any member of an AHA-Assisted Household who is subject to the Work Requirement, regardless of such member's work status (full or part-time employment), may be required to participate in an AHA-recognized economic and life-style initiative that has as one of its components, the completion of an approved planning document, which charts out a path

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towards economic, and life-style independence and devises strategies to address any barriers confronting the member of the AHA-Assisted Household.

8. Having eliminated the federal earned income disallowance for AHA-Assisted Households paying an Income Adjusted Rent, Atlanta Housing Authority, in its discretion, may implement an Individual Development Account initiative as an approved MTW activity ("IDA Initiative"), which would promote and encourage personal economic independence among AHA-Assisted Households through a monetary incentive program.

   A. The IDA Initiative would be linked to meaningful capacity-building initiatives offered by a variety of organizations and institutions in Atlanta. A mechanism would be created for eligible AHA-Assisted Households that would allow them to accrue a portion of their rental payments, as determined by Atlanta Housing Authority, and set aside in a separate IDA.

   B. To fulfill the eligibility requirements of the program, participating AHA-Assisted Households would be required to participate in an AHA-approved personal human development program that sets economic independence milestones.

   C. AHA-Assisted Households that achieve the self-sufficiency and economic independence milestones would be eligible for reimbursement of IDA funds. Those who do not achieve their milestones would not be eligible for the IDA initiative nor would they be eligible to receive a reimbursement of any portion of the funds in the IDA account.

ARTICLE FIFTEEN. CRIMINAL HISTORY SCREENING

Applicants to AHA's Rental Assistance Programs and AHA-Assisted Households under one of AHA's Rental Assistance Programs may either be denied admission to or terminated from the Rental Assistance Program, as applicable, if any of their household members are or have been engaged in criminal activity that could reasonably be expected to indicate a threat to the health, safety or welfare of others, including other residents, and the agents and employees of Atlanta Housing Authority, Owners, and/or Management Agents. An arrest record alone may not provide sufficient evidence of disqualifying conduct. However, an arrest record can trigger an inquiry into whether a person engaged in disqualifying criminal activity. Additional evidence, such as law enforcement reports detailing the circumstances of the arrest, witness statements and other relevant documentation, may be used to assist in making a determination that the disqualifying conduct occurred. Reliable evidence of a conviction for criminal conduct that would disqualify an individual for tenancy (such as a background report from a reliable source) or an admission by the offender may also be the basis for determining that the disqualifying conduct occurred.

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1. OFFENSES SPECIFICALLY IDENTIFIED BY HUD

A. Pursuant to 24 CFR § 960.204 and 24 CFR § 982.553 according to the applicable subsidy program, Applicants may be denied admission if any member of their households:

i. Has been evicted from federally assisted housing for drug-related criminal activity within the three year period preceding application;

ii. Is currently engaging in the illegal use of drugs;

iii. Has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing;

iv. Is subject to a lifetime registration requirement under a State sex offender registration program; or

v. Is abusing or demonstrates a pattern of abuse of alcohol that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.

B. An AHA-Assisted Household may also be subject to termination or non-renewal of tenancy if, subsequent to admission, Atlanta Housing Authority determines that any of the statements included in paragraph A above were applicable to an AHA-Assisted Household at the time of admission.

2. VIOLENT OR DRUG-RELATED OFFENSES

Applicants may be denied admission and AHA-Assisted Households may be subject to termination or non-renewal of tenancy if any member of their households is determined to be engaged in any Violent or Drug-Related Offenses.

Examples of Violent or Drug-Related Offenses include, but are not limited to, the following:

A. Homicide, Murder, Voluntary Manslaughter;

B. Rape, Sexual Battery, other Aggravated Sex-Related Crimes;

C. Child Molestation, Child Sexual Exploitation;

D. Drug Charges;

E. Kidnapping, False Imprisonment;

F. Terrorism;

G. Arson;

H. Possessing, Transporting or Receiving Explosives or Destructive Devices with the Intent to Kill, Injure, Intimidate or Destroy;

I. Assault and Battery (Simple and Aggravated);

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J. Trafficking, Distribution, Manufacture, Sale, Use, or Possession of Illegal Firearms;

K. Carjacking;

L. Robbery;

M. Hate Crimes;

N. Criminal Damage to Property Endangering Life, Health and Safety;

O. Aiding and Abetting in the Commission of a Crime Involving Violence; and

P. Other Violent or Drug-Related Offenses that may Pose a Threat to Public Health and Safety.

3. OTHER CRIMINAL OFFENSES (Not Violent or Drug-related)

Applicants may be denied admission if any member of their households have, within the five-year period preceding application, been determined to have been engaged in any other criminal offenses that do not involve violence or drugs. An AHA-Assisted Household may be subject to termination or non-renewal of tenancy if any member of their households is determined to have been engaged in any other criminal offenses that do not involve violence or drugs. Examples of Other Criminal Offenses (not violent or drug-related) include, but are not limited to the following:

A. Child Neglect;
B. Disorderly Conduct;
C. Motor Vehicle Theft;
D. Burglary, Larceny, Receiving Stolen Goods;
E. Prostitution and Solicitation of Prostitution;
F. Vandalism; and
G. Other Offenses that may Pose a Threat to Public Health and Safety but do not involve Violence or Drugs.

4. ADVERSE CRIMINAL HISTORY DECISIONS

Prior to an adverse decision based on criminal activity, affected applicants and AHA-Assisted Households will receive notification of the proposed adverse decision and will receive an opportunity to dispute the accuracy and relevance of a criminal record. The dispute processes for adverse criminal history decisions are set forth in the Program-Specific Policies in Chapters 2 and 3 of this Statement of Corporate Policies.

ARTICLE SIXTEEN. FRAUD AND MISREPRESENTATION

1. Applicants to AHA's Rental Assistance Programs and AHA-Assisted Households under one of AHA's Rental Assistance Programs are required to provide truthful, complete information to Atlanta Housing Authority, Owners and Management Agents, including but not limited to information relating to participation in other housing subsidy programs, income from all sources, employment status of all household members, household composition, criminal history and other requested household background

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information to qualify for initial eligibility and continued residency in an Covered Unit.

2. Such Applicants and AHA-Assisted Households who engage in acts of fraud and misrepresentation are subject to loss of program benefits, reimbursement of subsidy assistance, and prosecution under State and Federal laws, and where appropriate, will be referred for such prosecution by Atlanta Housing Authority, an Owner and/or a Management Agent.

3. In addition, such Applicants and AHA-Assisted Households who have made any intentional misrepresentation, or who have omitted or misrepresented material information, at the time of admission, during any subsequent recertification and/or lease renewal, or at any other time shall be denied admission or be subject to termination or non-renewal of tenancy, as applicable. Such Applicants and AHA-Assisted Households will be afforded the right to an informal review or hearing, as applicable, pursuant to this Statement of Corporate Policies.

ARTICLE SEVENTEEN. RESPONSE TO FEDERALLY DECLARED DISASTERS

In order to respond to federally declared disasters and other federally declared emergencies Atlanta Housing Authority may provide disaster or other emergency relief utilizing its Rental Assistance Programs on a funding availability and resource allocation basis.

1. The President and Chief Executive Officer is authorized to develop an agency-wide disaster or other emergency relief plan to address the needs arising from a disaster or other emergency in a strategic, meaningful, and effective manner pursuant to applicable rules, regulations, emergency legislation, and Executive Orders.

2. The President and CEO is further authorized to take any action that the President and CEO may deem necessary and appropriate pursuant to federal disaster relief authorizations applicable to housing programs within the scope of the resources available to Atlanta Housing Authority, and to waive Atlanta Housing Authority's administrative policies governing its Rental Assistance Programs related to intake procedures including but not limited to establishing a preference for disaster victims on waiting lists for its Rental Assistance Programs, rent collections, subsidy payments, work program compliance, and other related and relevant administrative policies.

3. The President and CEO will provide the Board of Commissioners with a full report on a disaster or emergency relief plan implemented pursuant to this Article Seventeen.

[END OF CHAPTER 1]

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CHAPTER 2

AHA-ASSISTED UNIT POLICIES

PART I - INTRODUCTION

ARTICLE ONE. GENERAL POLICY REQUIREMENTS

The General Policy Requirements for Rental Assistance Programs set forth in Chapter 1 are applicable to this Chapter 2, which covers the Program-Specific Policies for AHA-Assisted Units.

ARTICLE TWO. AHA-ASSISTED UNIT

1. Any residential unit that receives either public housing operating subsidy or project based rental assistance, regardless of the ownership structure of the community in which the residential unit is located, is referred to as an "AHA-Assisted Unit."

2. Atlanta Housing Authority-owned public housing developments with AHA-Assisted Units are referred to as AHA-Owned Residential Communities ("AHA-Owned Communities").

3. Privately-owned market-rate, mixed-income communities with a percentage of AHA-Assisted Units receiving public housing operating subsidy under Section 9 of the 1937 Housing Act, as amended, are referred to as MIXED Communities.

4. Privately-owned market rate, mixed income communities with a percentage of AHA-Assisted Units receiving project based rental assistance under Section 8 of the 1937 Housing Act, as amended, are referred to as HomeFlex Communities. The HomeFlex program, as designed and implemented by Atlanta Housing Authority using its MTW flexibility and authorizations, differs from the HUD regulations at 24 CFR, Part 983 for the Project-Based Voucher (PBV) Program. In the event should there be any conflict between the policies and procedures of the AHA HomeFlex program and HUD PBV program requirements, AHA will adhere to the AHA HomeFlex policies and procedures, which include, but are not limited to, policies and procedures for the form of HomeFlex agreement, rent setting, site-based administration, site-based waiting lists and the percentage of units in a HomeFlex Community that can be project-based. Atlanta Housing Authority may project-base, without limitation, any number of its authorized units under the Housing Choice Program.

5. In some cases, both public housing operating subsidy and HomeFlex may be present in a MIXED Community. In general, MIXED Communities and HomeFlex Communities are owned by a limited partnership or similar ownership structure ("Owner Entity") and are independently operated by the Owner Entity's managing general partner and professional management company.

6. With respect to the deal structure for the development of these communities, Atlanta Housing Authority may or may not be a sponsor, co-developer, lender and/or holder of a ground lease on the real estate. Finally,

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AHA-Assisted Units in these communities may also be a low income housing tax credit unit ("LIHTC Unit").

ARTICLE THREE. MANAGEMENT AND ADMINISTRATION

1. For the purpose of this Chapter 2 of this Statement of Corporate Policies, a private management company that manages an AHA-Owned Community, MIXED Community or HomeFlex Community is referred to as "Management Agent."

2. Atlanta Housing Authority and its Management Agents are responsible for developing and implementing written operating procedures for the AHA-Owned Communities that are consistent with this Statement of Corporate Policies.

3. Owner Entities and their respective Management Agents are responsible for developing and implementing written operating procedures for the MIXED and HomeFlex Communities that are consistent with this Statement of Corporate Policies and to the requirements of other funding sources to the extent that MIXED and HomeFlex Communities may be subject to stricter requirements. Such operating procedures are subject to review by Atlanta Housing Authority with respect to the intent of any related policies and requirements. Atlanta Housing Authority will require the Owner Entity to revise any operating procedure that conflicts with the governing agreement between Atlanta Housing Authority and the Owner Entity for the property.

4. For the purpose of this Chapter 2 of the Statement of Corporate Policies the operating procedures under Sections 2 and 3 above are referred to as "Management Operating Procedures."

5. Notwithstanding the fact that the HomeFlex program is administered independent of and separate from the Housing Choice Tenant-Based Voucher Program, Atlanta Housing Authority may enter into Housing Choice Rental Assistance Agreements for Housing Choice Tenant-Based Vouchers in MIXED and HomeFlex communities, provided that the combined total of AHA-Assisted Units and voucher-assisted units in a HomeFlex Community does not exceed the deconcentration limits as set forth in Chapter 1, Article Five of this Statement of Corporate Policies.

6. The administrative requirements for HomeFlex are set forth in the Atlanta Housing Authority's *Administrative Plan Governing Project Based Rental Assistance under the HomeFlex Program*, as amended, and any successor document adopted by the Atlanta Housing Authority, including any policies and procedures provided to the Owner Entity by the Atlanta Housing Authority for purposes related to the administration of the HomeFlex program.

7. An AHA-Owned Community or MIXED Community undergoing a subsidy conversion from Section 9 to Section 8 of the Act through the Rental Assistance Demonstration ("RAD") will follow Atlanta Housing Authority's HomeFlex policies and procedures unless otherwise prohibited by HUD pursuant to RAD requirements not subject to waiver.

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8. AHA-Owned Communities will be smoke-free effective July 1, 2018. The use of smoking products, including cigarettes, cigars, pipes, and water pipes (e.g., hookahs) and electronic smoking devices (for the purpose of inhaling vapor or aerosol from the product), is banned in all areas, including living units, indoor common areas, and administrative offices, unless management designates an area at least 25 feet away from the building where smoking can be permitted.

ARTICLE FOUR. APPLICABILITY OF POLICIES TO APPLICANTS AND RESIDENTS

The Statement of Corporate Policies applies to all Applicants and members of the Applicant households, and Residents and members of the Resident households who have applied for or reside in an AHA-Assisted Unit, as applicable. The singular use of the terms "Applicant" and "Resident" shall be deemed to include all household members for the purposes of this Statement of Corporate Policies.

ARTICLE FIVE. SITE-BASED WAITING LIST POLICY

1. The Site-Based Waiting List Policy established the equitable and consistent administration of independent site-based waiting lists at each AHA-Owned Community, MIXED Community and HomeFlex Community. A single site-based waiting list will serve the entire MIXED Community or HomeFlex Community comprised of one or more development phases. This policy provides for the fair and equitable selection of eligible and qualified Applicants from a community waiting list rather than from a centralized pool. Although an Applicant can lease only one AHA-Assisted Unit, Applicants have the freedom to submit applications to the site-based waiting list of the community or communities of their choice, provided the site-based waiting list is open and receiving applications.

2. The implementing protocols for the administration of site-based waiting lists are memorialized as separate policy documents approved by HUD and are hereby included, by reference, in this Statement of Policies. In addition, AHA's MTW Agreement states that AHA will continue to operate site-based waiting lists in accordance with the existing HUD-approved policies and provides further that AHA, at its option, has the authority to develop and administer other site-based waiting lists to address various situations.

3. Atlanta Housing Authority, in its discretion, may authorize the special admission of eligible and qualified applicants to the Program, in order to implement special initiatives; address an urgent local need as determined and approved by Atlanta Housing Authority including, but not limited to, Rental Assistance Demonstration related construction, foreclosure assistance and natural disasters, assistance to eligible victims of domestic violence pursuant to the *Violence Against Women Act*, pilot programs for at-risk populations, relocation activities and mitigation of displacement related to real estate development and/or gentrification.

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ARTICLE SIX. REASONABLE ACCOMMODATION

1. Atlanta Housing Authority's Reasonable Accommodation Policy is set forth in Chapter 1, Article Six of the Statement of Corporate Policies.

2. Atlanta Housing Authority and Owner Entities through their respective Management Agents have (i) set forth the process for Applicants and Residents who participate in programs in AHA-Owned Communities and/or MIXED and HomeFlex Communities to request reasonable accommodations; (ii) provided forms for individuals to request reasonable accommodations; (iii) set forth specific procedures regarding the acceptance, processing and disposition of reasonable accommodations requests, including target timeframes; and (iv) provided formal appeal/grievance procedures for individuals who have been denied reasonable accommodations. Persons with disabilities who require a Reasonable Accommodation because of a disability, or persons making a request on behalf of a person with disabilities should submit a request to the Management Agent, preferably using the request forms the Management Agent provides in order to simplify processing; however, use of specific forms is not required. The requester may be asked to provide verification of the need for the accommodation from a doctor or other professional who has direct knowledge of the subject disability if the need for the request is not obvious to the Management Agent. The verifier will be asked to provide reliable verification that the person seeking the accommodation is a person with disabilities and the person needs the accommodation to afford an equal opportunity to participate in or benefit from the subject Atlanta Housing Authority program.

3. As a component of Atlanta Housing Authority's reasonable accommodation efforts, Atlanta Housing Authority will advise Applicants and Residents, employees and, to the extent applicable, members of the public of the Applicants' and Residents' right to effective communication in programs, services and activities. Management Operating Procedures will provide that:

   A. Interested persons, including persons with hearing, visual or cognitive disabilities, can obtain information concerning the existence and location of accessible services, activities, and facilities;

   B. Atlanta Housing Authority, Owner Entities, or Management Agents, as applicable, shall furnish appropriate auxiliary aids and services, where necessary, to afford a person with disabilities an equal opportunity to participate in programs, services and activities. In determining what auxiliary aids are necessary, Atlanta Housing Authority, Owner Entities, or Management Agents shall give primary consideration to the requests of the person with disabilities unless doing so would result in a fundamental alteration of programs or activities, or an undue financial and administrative burden; and

   C. Residents and Applicants are aware of alternative, non-written methods to request a reasonable accommodation and the availability of forms and information in alternative formats.

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ARTICLE SEVEN. PRIVATE SECTOR INNOVATION

In order to take advantage of private sector innovation, Atlanta Housing Authority may make available to the Owner Entities of MIXED and HomeFlex Communities the least restrictive regulatory requirements to achieve goals in accordance with the MTW Annual Plan. Owner Entities may engage in innovative activities in developing and implementing management practices and streamlined processes; higher community standards; and quality of life initiatives in order to create quality living environments.

1. Owner Entities are authorized, subject to the approval of the Atlanta Housing Authority, to create, adopt and implement their own occupancy, leasing and rent policies for Residents and eligible Applicants with respect to their communities.

2. Innovative policies and procedures, if approved by Atlanta Housing Authority, may include, but are not limited to, new rent structures such as affordable fixed rents; standard deductions; application and waiting list procedures; selection preferences for a site-based waiting list; eligibility and/or suitability criteria; meaningful economic independence milestones; and term limits.

3. Such innovative policies and procedures, once approved by Atlanta Housing Authority, will supplement and will not be considered in conflict with this Statement of Corporate Policies and Atlanta Housing Authority's requirements for AHA-Assisted Units.

PART II – APPLICANT AND RESIDENT SUITABILITY

ARTICLE ONE. DETERMINING CRITERIA

1. An Applicant desiring to lease an AHA-Assisted Unit must first demonstrate all of the following:

   A. Applicant meets one of the definitions of Family and is an eligible low-income household based on total annual household income pursuant to and verified according to U. S. Department of Housing and Urban Development ("HUD") rules and regulations and as provided in Atlanta Housing Authority's MTW Annual Plan;

   B. Applicant satisfies HUD's statutory and regulatory requirements for citizenship/eligible immigrant status;

   C. Each school-age member of the Applicant's household who is under 18 years of age and who has not completed her/his secondary education may be required to enroll and attend an accredited public or private secondary academic or technical school;

   D. Applicant would be a suitable Resident based on past satisfactory behavior including, but not limited to, housekeeping performance, acceptable payment records for rent and/or utilities (as applicable), acceptable credit history, acceptable criminal background record, and a commitment to abide by the Dwelling Lease offered to eligible Applicants (the "Lease"); and

   E. Compliance with Atlanta Housing Authority's Work Requirement.

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2. A Resident of an AHA-Assisted Unit must continue to demonstrate compliance with all eligibility and suitability requirements for admission and continued program participation, all Lease requirements, apartment rules and other program requirements throughout the Resident's tenancy.

3. All Applicants must certify at application, and Residents must certify at recertification, that they have the ability to comply with all requirements of the Lease and such other related certifications as deemed appropriate by Atlanta Housing Authority.

ARTICLE TWO. INITIAL LEASING CONSIDERATIONS

1. An Applicant desiring to lease an AHA-Assisted Unit must apply at the community or communities of the Applicant's choice.

2. An Applicant, if eligible, will be placed on the applicable site-based waiting list for the community or communities.

3. Certain communities with AHA-Assisted Units may require Applicants to pay a non-refundable application fee, which, in the Management Agent's discretion, may be applied to the Applicant's security deposit, provided the Applicant is offered and accepts the offer of an AHA-Assisted Unit.

4. Applicants must provide all information on all household members requested in the application for admission on the form in use by the Management Agent.

5. The application for admission will give persons with disabilities the opportunity to (i) specify whether they need a unit with accessible features and describe the necessary accessibility features they require; (ii) specify if they require reasonable accommodation(s) in their housing and/or during the application process; and (iii) request a copy of Atlanta Housing Authority's Reasonable Accommodation Policy.

6. Application information available to Applicants will include the name and contact information of the Management Agent for each community, and the name and contact information of Atlanta Housing Authority's Section 504/ADA Coordinator, including the TDD/TTY number or Georgia Relay Service telephone number.

ARTICLE THREE. APPLICANT SELECTION POLICIES

Applicants for AHA-Assisted Units will be placed on the applicable site-based waiting list in accordance with the requirements as set forth below.

1. Order of Applicant selection for communities where the Resident population is comprised of Elderly Persons, Almost-Elderly Persons (as this term is defined below) and/or Non-Elderly Disabled Persons (as this term is defined below):

   A. To be considered for a community for Elderly, Disabled, Almost-Elderly and/or Non-Elderly Disabled Persons, an Applicant must be a household comprised of members in one or more of the following categories:

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i. An Elderly Person;

ii. An Almost Elderly Person who is 55-61 years of age;

iii. A Disabled Person who is either an Elderly Person or Almost Elderly Person; or

iv. A Non-Elderly Disabled Person who, for the purpose of this admission policy under paragraph B below, is a Disabled Person who is 18-54 years of age.

v. Applicants who do not qualify as outlined above are not eligible for admission.

B. Atlanta Housing Authority pursuant to its MTW Annual Plan will strive to achieve an optimal balance of Elderly, Almost Elderly, and Non-Elderly Disabled Residents in senior communities that do not have a designation pursuant to paragraph C of this Section. The Management Agents of such communities shall be permitted to admit applicants from the waiting list at a ratio of *four (4) Elderly and Almost Elderly Applicants to one (1) Non-Elderly Disabled Applicant* in order to achieve the optimal balance.

C. Atlanta Housing Authority in accordance with its Moving to Work Annual Plan may designate up to 100% of the AHA-Assisted Units in a community for Elderly, Almost Elderly, Disabled or Non-Elderly Disabled Persons, as applicable and appropriate.

D. In the event there is an insufficient number of Elderly and Almost Elderly Applicants to admit to AHA-Assisted Units pursuant to paragraphs B and C above, Atlanta Housing Authority may, in its sole discretion, exercise its authority to permit Elderly and/or Almost Elderly Applicants on the Housing Choice Program waiting list to be selected for screening and admission, if approved, to a senior community with AHA-Assisted Units.

E. The definition of a Disabled Person in the context of this Article Three of Chapter 2 is consistent with HUD's definition of a "person with disabilities" for program eligibility purposes as set forth in Article Eight of Chapter 1.

ARTICLE FOUR. GENERAL CONSIDERATIONS FOR APPLICANT SELECTION FROM A SITE-BASED WAITING LIST

1. To be eligible for selection, an Applicant's eligibility and qualifications must be verified through appropriate documentation as reasonably required by the Management Agent in the Management Operating Procedures.

2. An Applicant's placement on or selection from a site-based waiting list at an AHA-Owned Community, MIXED Community and/or HomeFlex Community shall be based on either the date-and-time of application or a random method such as a lottery, as determined by the Management Agent in accordance with the Statement of Corporate Policies and the Management Operating Procedures. In either case, to the extent that either

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a current Resident or eligible Applicant requires the accessibility features of an available Uniform Federal Accessibility Standards Unit ("UFAS-Accessible Unit"), the requirements in Article Five of this Part II will take precedence in the order of selection.

3. The site-based waiting list will be opened following a public notice which will contain the following information:

   A. Location of the AHA-Owned Community, MIXED Community and/or HomeFlex Community where applications may be placed;

   B. Availability of AHA-Assisted Units by bedroom size;

   C. References to basic eligibility criteria for Applicants including Special Qualifications, as applicable;

   D. Method of Selecting Applications and any applicable preferences (date and time of application, or by a random method such as a lottery);

   E. Fair Housing Logo or statement; and

   F. Accessibility Logo or statement.

4. If the public notice does not include the closing date of the site-based waiting list then a separate public notice must be published to announce the closing date of the site-based waiting list.

5. The Management Agent will ensure that the opening and/or closing of a site-based waiting list will be published in selected newspapers of general public circulation, including minority and foreign language newspapers (for persons with LEP) that may be available to potential Applicants in order to ensure fair and equitable marketing efforts. The selection of such newspapers will be in accordance with the Management Operating Procedures and/or Affirmatively Furthering Fair Housing marketing plan, as applicable.

6. The method used in ranking Applicants on the site-based waiting list for an AHA-Assisted Unit determines the organization of Applicants on the site-based waiting list. Applicants ranked by date-and-time of application will be organized according to bedroom size eligibility whereby the application with the earliest date-and-time will be first. Applicants ranked by lottery will be organized according to bedroom size eligibility in sequential numerical order, first to last, of the random selection. In the case of the reoccupancy of a revitalized community, eligible returning residents of the former public housing project will be placed on the applicable site-based waiting list and given first consideration as Applicants for an AHA-Assisted Unit prior to any consideration given to other Applicants who were placed on the applicable site-based waiting list according to a public notice. In the case of a waiting list applying a preference for persons at-risk of displacement, persons qualifying for the preference will be given second consideration as Applicants for an AHA-Assisted Unit prior to any consideration given to other Applicants who were placed on the applicable site-based waiting list according to a public notice.

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7. The maintenance of a site-based waiting list with respect to updating applications, notice letters, and non-responsive files will be detailed in the Management Operating Procedures.

8. Atlanta Housing Authority's fair and equitable "Site-Based Waiting List Policy" for AHA-Assisted Units strengthens the concepts of community building and housing choice. Based on available housing opportunities, Applicants choose communities according to location, amenities, job opportunities, schools, and neighborhoods. The result is a policy approach that supports the deconcentration of poverty.

9. General Consideration for MIXED and HomeFlex Communities:

   A. At least five percent (5%) of all AHA-Assisted Units in MIXED Communities and HomeFlex Communities will be available to eligible and qualified Applicants and Residents with disabilities who require the accessibility features of UFAS-Accessible Units, provided the AHA-Assisted Unit count remains within the limits established by the governing legal and financial agreements should the percentage exceed five (5%).

   B. While still subject to the requirements of the Low Income Housing Tax Credit (LIHTC) program under Section 42 of the federal Internal Revenue Code, and in consideration of the expected income levels of residents of apartments other than AHA-Assisted Units being contemplated by Owner Entities of MIXED and HomeFlex Communities with AHA-Assisted Units with LIHTC units, such Owner Entities are hereby permitted to manage admissions to an appropriate goal of a broad range of incomes whereby fifty percent (50%) of AHA-Assisted Units would be occupied by Resident families with incomes less than thirty percent (30%) of Area Median Income for the Atlanta-Sandy Springs-Marietta, Georgia MSA (adjusted for family size) and fifty percent (50%) by Resident families with incomes equal to or greater than thirty percent (30%) Area Median Income for the Atlanta, Georgia MSA (adjusted for family size).

ARTICLE FIVE. ORDER OF SELECTION FOR UFAS-ACCESSIBLE UNITS

1. Atlanta Housing Authority identifies and prioritizes the needs of eligible Residents and Applicants who require the accessibility features of a UFAS-Accessible Unit in a centralized database according to the date and time of a Resident's transfer request, or the date and time or ranking by lottery, as applicable, of an Applicant's application. This database ("UFAS-Accessible Unit Database") maintains data on such Residents and Applicants for both the AHA-Owned Communities and MIXED or HomeFlex Communities.

2. Each AHA-Owned Community and each MIXED or HomeFlex Community will maintain a separate, site-based UFAS-Accessible Unit Waiting List ("UFAS Waiting List") for eligible Applicants and Residents with disabilities that require UFAS-Accessible Units.

3. The UFAS-Accessible Unit Database is established to provide:

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A. Direct assistance to Residents and Applicants with disabilities, upon request, in identifying an available AHA-Assisted UFAS-Accessible Unit in any AHA-Owned Community, MIXED Community or HomeFlex Community;

B. A process for notifying and referring Residents from the database to AHA-Owned Communities, MIXED Communities or HomeFlex Communities with openings on the respective site-based UFAS Waiting Lists;

C. A process for notifying and referring Applicants from the database to AHA-Owned Communities, MIXED Communities or HomeFlex Communities with openings on the respective site-based UFAS Waiting Lists; and

D. A method for monitoring the maximization of occupancy of AHA-Assisted Units that are UFAS-Accessible Units, in AHA-Owned Communities, MIXED Communities and HomeFlex Communities, by Residents who require the accessibility features of those units.

4. When a UFAS-Accessible Unit becomes available in the appropriate bedroom size in an AHA-Owned Community, the Management Agent shall offer the UFAS-Accessible Unit as follows:

A. First, to a current Resident with disabilities in an AHA-Owned Community who is being relocated due to Atlanta Housing Authority revitalization activities and who requires the accessibility features of the available UFAS-Accessible Unit;

B. Second, to a current Resident with disabilities in the same AHA-Owned Community who requires the accessibility features of the available UFAS-Accessible Unit and is occupying a unit without those features;

C. Third, if there is no current Resident in the same AHA-Owned Community who requires the accessibility features of the available UFAS-Accessible Unit and wishes to reside in that unit, then it will be offered to an eligible, qualified current Resident with disabilities, according to date and time of transfer request, residing in another AHA-Owned Community, who requires the accessibility features of the available, UFAS-Accessible Unit and is occupying a unit without these features;

D. Fourth, if there is no current Resident in any AHA-Owned Community who requires the accessibility features of the vacant, UFAS-Accessible Unit and wishes to reside in that unit, then it will be offered to an eligible, qualified current Applicant with disabilities, according to date and time of application on the site-based waiting list of the same AHA-Owned Community who requires the accessibility features of the available UFAS-Accessible Unit;

E. Fifth, if there is no qualified Applicant on the site-based waiting list of the same AHA-Owned Community who requires the accessibility features of the vacant, UFAS-Accessible Unit, then it will be offered to an eligible, qualified Applicant with disabilities, according to date and time of application, on the site-based waiting list of another AHA-

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Owned Community who requires the accessibility features of the available, UFAS-Accessible Unit; and

F. Sixth, if there is not an eligible, qualified Resident or Applicant with disabilities in the AHA-Owned Communities who wishes to reside in the available, UFAS-Accessible Unit, then the unit may be offered to the next Applicant or Resident, according to the date and time of the transfer request or application, in the AHA-Owned Community who does not need the accessibility features of the unit. The occupying Resident will sign a lease or lease addendum that requires the Resident of any UFAS-Accessible Unit in an AHA-Owned Community who does not need the accessibility features of that unit to relocate, at no expense to the Resident, to a vacant, non-accessible unit within thirty (30) days of notice by the AHA-Owned Community when there is an eligible, qualified current Applicant or Resident with disabilities who requires the accessibility features of the unit.

5. When an AHA-Assisted Unit that is a UFAS-Accessible Unit becomes available in the appropriate bedroom size in a MIXED or HomeFlex Community, the Management Agent shall offer the UFAS-Accessible Unit to Residents and/or Applicants, as follows:

A. First, to a current Resident with disabilities in the same MIXED or HomeFlex Community who requires the accessibility features of the available, UFAS-Accessible unit and is occupying a unit without those features;

B. Second, if there is no current Resident in the same MIXED or HomeFlex Community who requires the accessibility features of the vacant, UFAS-Accessible Unit and wishes to reside in that unit, then it will be offered to an eligible, qualified current Applicant for an AHA-Assisted Unit, according to date and time of application, on the site-based waiting list of the same MIXED or HomeFlex Community who requires the accessibility features of the available, UFAS-Accessible Unit;

C. Third, if there is no qualified Applicant for an AHA-Assisted Unit on the site-based waiting list of the same MIXED or HomeFlex Community who requires the accessibility features of the vacant UFAS-Accessible Unit, then the MIXED or HomeFlex Community will coordinate with Atlanta Housing Authority's Section 504/ADA Coordinator for referrals from the AHA-Owned and MIXED or HomeFlex UFAS-Accessible Unit Database. If Atlanta Housing Authority identifies a current Resident or Applicant on the AHA-Owned and MIXED or HomeFlex UFAS-Accessible Unit Database, Atlanta Housing Authority shall refer the Resident or Applicant, according to date and time of transfer request or application, to the MIXED or HomeFlex Community; and

D. Fourth, if there is no eligible, qualified Resident or Applicant with disabilities in the MIXED or HomeFlex Community or referred by Atlanta Housing Authority pursuant to a review of the AHA-Owned and MIXED or HomeFlex UFAS-Accessible Unit Database, who submits an application for the unit within a reasonable time period following receipt of a notice, then the unit may be offered to the next Applicant or Resident, according to date and time of transfer request or application, in the MIXED or HomeFlex Community who does not need the accessibility features of the unit. The occupying Resident

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will sign a lease or lease addendum that requires the Resident of any UFAS-Accessible Unit in a MIXED or HomeFlex Community who does not need the accessibility features of that unit to relocate, at no expense to the Resident, to a vacant, non-accessible unit within thirty (30) days of notice by the MIXED or HomeFlex Community when there is an eligible, qualified current Applicant or Resident with disabilities who requires the accessibility features of the unit.

ARTICLE SIX. SCREENING OF APPLICANTS AND RESIDENTS

1. Applicants and Residents, at least 16 years of age or older, are subject to initial and ongoing screening to ensure that they can demonstrate their current and continued suitability as a Resident of a community with AHA-Assisted Units. Atlanta Housing Authority, the Owner Entity or Management Agent shall be responsible for: (i) screening household members 16 years old and over; and (ii) ensuring that all background information, including deductions and allowances, are properly verified.

2. Applicants shall undergo and complete the screening process prior to the offer of an AHA-Assisted Unit. Residents shall undergo and complete the screening process annually, on an interim basis, or over some longer interval of time in accordance with the MTW Annual Plan.

3. Screening practices that are common and customary for the purpose of leasing apartments in the State of Georgia may be utilized including, but not limited to examination of landlord and dispossessory records; review of past and current apartment management records; review of housekeeping performance based on a home visit; and requesting credit reports, utility records, and criminal background histories.

4. Applicants and Residents are required to execute authorization forms allowing Atlanta Housing Authority, Owner Entities and/or their respective Management Agents to conduct any background check, examination, or verification required for appropriate determinations under the initial or periodic reexamination process.

5. Applicants and Residents are required to cooperate with the Management Agent during the screening process by providing truthful, complete information relating to all income, household composition, criminal history background, and all other household background information.

6. An Applicant with an unsatisfactory screening report will be denied and sent a suitability denial notice. A Resident household with an unsatisfactory screening report will be subject to termination or nonrenewal of the Resident household's Lease.

7. Applicants and Residents with unsatisfactory screening reports will be presented with notice of denial, termination or non-renewal, as applicable, which will include a copy of any adverse report(s), where permitted, or reason(s), and the opportunity to dispute the accuracy and relevance of the adverse report(s) or reason(s). Applicants and Residents desiring to dispute such determinations, including those with adverse criminal history reports, may do so as set forth in the Statement of Policies, as applicable, based on the circumstances.

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8. Atlanta Housing Authority, Owner Entities and Management Agents may share information with one another on the denial of admission of Applicants and the termination of Residents in order to avoid any duplication of effort and ensure the integrity of the screening process.

ARTICLE SEVEN. DISPUTE PROCESS FOR ADVERSE CRIMINAL HISTORY DECISIONS

1. Atlanta Housing Authority, Owner Entities, and/or Management Agents may deny admission to Applicants or terminate or not renew the leases of Residents if any of their household members are or have been engaged in criminal activity that could reasonably be expected to indicate a threat to the health, safety or welfare of others, including other residents, and the agents and employees of Atlanta Housing Authority, Owner Entity, and/or Management Agent. An arrest record alone may not provide sufficient evidence of disqualifying conduct. However, an arrest record can trigger an inquiry into whether a person engaged in disqualifying criminal activity. Additional evidence, such as law enforcement reports detailing the circumstances of the arrest, witness statements and other relevant documentation, may be used to assist in making a determination that the disqualifying conduct occurred. Reliable evidence of a conviction for criminal conduct that would disqualify an individual for tenancy (such as a background report from a reliable source) or an admission by the offender may also be the basis for determining that the disqualifying conduct occurred. Atlanta Housing Authority's Criminal History Screening Policy is set forth in Chapter 1, Article Fifteen of this Statement of Corporate Policies.

2. ADVERSE CRIMINAL HISTORY DECISIONS

   A. NOTICE: Denied Applicants and Residents for whom termination is proposed will receive a written notice outlining:

      i. The specific reasons for the denial or proposed termination;

      ii. The dispute process**,** including the opportunity to dispute the accuracy and relevance of the criminal record prior to the denial, termination or eviction; and

      iii. The opportunity for requesting reasonable accommodation in the dispute process for persons with disabilities.

   B. Dispute Process Available to *Applicants Denied for Criminal History*

      i. INFORMAL REVIEW: Denied Applicants have the right to request an informal review by an impartial person designated by Atlanta Housing Authority, the Owner Entity and/or the Management Agent, as applicable, who did not have any prior role in processing the Applicant's application and who is not the subordinate of the person who made the initial decision. Informal reviews must be requested in writing within ten (10) days from the date of receipt of the denial notice. If the Applicant requires assistance with making a written request, the Applicant may come into the management office before the end of the ten (10) day period to request assistance with the written request. If the

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Applicant does not submit a written request for an informal review within this time period, the decision will be considered final.

ii. DOCUMENT REVIEW: Prior to the informal review, a denied Applicant may request an opportunity to examine the application file and to copy any relevant documents at the Applicant's cost.

iii. WITNESSES AND REPRESENTATIVES: The Applicant may bring witnesses, representatives (including attorneys) or letters of support to the informal review. In the event Atlanta Housing Authority, the Owner Entity and/or the Management Agent, as applicable, presents any witnesses, the Applicant will have a right to cross-examine them.

iv. DISPOSITIONS: Denied Applicants are strongly encouraged to bring to the informal review a copy of the disposition of the criminal offenses, which form the basis of the denial. If, however, a denied Applicant admits that he or she committed a crime, was convicted of a crime, or that he or she entered a guilty plea for the criminal offense in question, the Applicant will not need to provide additional information regarding a criminal conviction or a guilty plea. This does not mean, however, that an Applicant who admits to committing a crime, was convicted of a crime or entered a guilty plea will not be allowed to discuss the circumstances or any of the review considerations set forth below if he or she wants the Management Agent to consider such additional information.

v. REVIEW CONSIDERATIONS: At the informal review, a denied Applicant may present, and Atlanta Housing Authority, Owner Entity and/or Management Agent, as applicable will consider, evidence of the following:

a. Circumstances: Circumstances of the criminal case(s) and mitigating or aggravating circumstances;

b. Conduct: The time, nature and extent of the Applicant's conduct (including the severity of the conduct and the seriousness of the offense);

c. Future Danger: Whether the conduct indicates that the Applicant would pose a danger to the health, safety or welfare of others (including other residents, the agents and employees of Atlanta Housing Authority, Owner Entity, and/or Management Agent); whether the Applicant has been rehabilitated so as not to pose such a danger; and other facts which would prevent the Applicant from posing a danger.

vi. REVIEW DECISIONS: A written review decision should be provided to the denied Applicant within ten (10) days following the informal review or, if the reviewer requested additional information from the Applicant, within ten (10) days following the date the information was submitted, or was due if not submitted, whichever comes first. If the reviewer's decision is to deny the application, the decision shall set forth the reasons for the denial in detail.

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C. Residents subject to Lease termination who desire to dispute the accuracy and relevance of the criminal history information may do so as set forth in Part III, Article Six: "Disputing Decisions of Manager."

D. Applicants who desire to dispute decisions to deny their applications *for reasons other than criminal history* may do so as set forth in Part III, Article Six: "Disputing Decisions of Manager."

PART III - RESIDENT BENEFITS AND OPPORTUNITIES

ARTICLE ONE. RENT STRUCTURES AND RELATED POLICIES

1. Residents are required to pay Rent according to the instructions provided by the Management Agent pursuant to the terms of the Lease.

2. Atlanta Housing Authority may, from time to time, establish various rent structures that will combine the Rent charged to Residents with the budgeted federal subsidy in order to balance affordability and operating expenses to ensure that the financial obligations of each community with AHA-Assisted Units are covered.

3. Rent structures will be evaluated on a property-by-property basis with the goal of using the rent structure that best positions the individual community to remain self-sustaining. The appropriate rent structure for each community with AHA-Assisted Units may be established by using one of the following income-based and non-income-based approaches:

   A. "Income Adjusted Rent" is the standard rent structure that applies a pre-determined percentage of the Resident's adjusted household income to calculate the Total Tenant Payment. Unless otherwise exempted pursuant to Chapter 1, Article Eleven, Section 7 of this Statement of Corporate Policies, Residents paying an Income Adjusted Rent are subject to the Minimum Rent requirements.

   B. "Flat Rent" is a standard non-income-based rent structure established in accordance with HUD rules and regulations that uses the fair market rent (FMR) schedule published by HUD as a benchmark in setting reasonable market rents for AHA-Assisted Units. Atlanta Housing Authority, in its discretion and using its MTW flexibility, may discontinue the use of Flat Rents.

   C. "Affordable Fixed Rent" is an AHA-designed non-income-based rent structure that sets rents for AHA-Assisted Units according to private market practices using property-related factors, including, but not limited to, the particular community in question, location, unit size, operating costs and other expenses, demand for the community, community demographics, and the amenity package.

4. When Income Adjusted Rents and Flat Rents are available in the Resident's community, the amount of a Resident's rent will be based on whether a Resident selects either the Income Adjusted Rent or the Flat Rent.

5. When Income Adjusted Rents and Flat Rents are available in the Resident's community, a Resident will be subject to a "Rent Adjustment Fee" if the Resident changes the method of rent payment during the calendar year, unless the Resident can document a hardship reason as to why the change is necessary.

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6. Affordable Fixed Rents, if implemented, may be the only rent structure offered in certain communities identified under Atlanta Housing Authority's Annual MTW Plan. Income-adjusted Rents will not be available in those communities. All Residents residing in these communities will have to pay the applicable Affordable Fixed Rent for AHA-Assisted Units in accordance with the schedule established for their community.

ARTICLE TWO. BASIC LEASE OBLIGATIONS AND RESPONSIBILITIES

1. Resident is to live in the AHA-Assisted Unit in such a manner that does not adversely impact the quiet, peaceful enjoyment of the premises by other residents while meeting all of the obligations set forth in the Lease, including, but not limited to, those obligations relating to the Work Requirement, housekeeping, other health and safety concerns, criminal activity prohibitions, reporting criminal activity on the premises, and economic independence initiatives.

2. All household members, 16 years of age or older, are required to execute authorization forms allowing the Management Agent to conduct any background check, examination, or verification required for appropriate determinations under the initial or periodic recertification process in order to ensure Residents meet all criteria for continued occupancy. The period of the authorization will be established in the Management Operating Procedures.

3. Resident households that are not compliant with the applicable Lease, including the community's apartment rules and Atlanta Housing Authority's Work Requirement, are subject to Lease termination.

4. Each Resident Head of Household and Resident household member shall be responsible for the actions and activities of household members, visitors, guests, and invitees while those persons are either a member of the household, visiting the household, or are on the property.

5. Residents who fail to fulfill the obligations and responsibilities under the provisions of this Part III, Article Two, or under the provisions of the Lease shall be subject to the termination of or significant reduction in rental subsidy resulting in an increase in the amount of Tenant Rent, or the nonrenewal or termination of their Lease.

ARTICLE THREE. OCCUPANCY, CHARGES AND ALLOWANCES

1. To avoid overcrowding and the conditions that may arise from overcrowding in an AHA-Assisted Unit, no more than two people shall be approved to occupy a bedroom. Additional consideration, as determined by Atlanta Housing Authority, the Owner Entity or the Management Agent, may be given to households who may request a larger AHA-Assisted Unit based on significant, verifiable circumstances, including, but not limited to, the age and gender of household members and reasonable accommodations requests.

2. Security deposits shall be collected at such levels as Atlanta Housing Authority, Owner Entities, and/or Management Agents may determine based on the bedroom size and the particular community with AHA-Assisted Units.

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3. Atlanta Housing Authority or the Owner Entity (with the approval of Atlanta Housing Authority) may establish community-specific utility allowances by bedroom size for each community based on the reasonable rate of actual utility consumption by energy conservative households; and may, after considering the existing condition of a community, including the age of building infrastructures, amount of insulation, and air circulation, adjust such allowances to account for the actual utility consumption required to maintain a reasonable quality of life environment under such conditions.

4. Atlanta Housing Authority, in its discretion, may charge Residents for excess utility usage that exceeds the utility allowances established for the AHA-Owned Community.

5. The Management Agent may establish and, if approved by Atlanta Housing Authority or the Owner Entity, publish for each community with AHA-Assisted Units a schedule of reasonable fees and charges, including but not limited to Maintenance Charges, Charges for Repeated Bedbug Infestations, Transfer Fees, Application Fees, Damage Fees, Supplemental Screening Fees, Pet Deposits, Pet Application Fees, and Dispossessory Fees which may be charged to residents in addition to rent and excess utility charges, as applicable.

ARTICLE FOUR. TRANSFERS

1. Residents may request a transfer to another AHA-Assisted Unit within the same community with AHA-Assisted Units subject to approval by the Management Agent ("Community Transfer"). A request to move to another community is not considered a Community Transfer. Residents cannot initiate a transfer to another community. Residents must submit an application to the other community and, if approved, provide the appropriate notice under the current Lease, except as provided for in Section 6 of this Article Four.

2. Residents who have requested a Community Transfer must be current in all obligations under the Lease.

3. A Resident's request for a Community Transfer may not be approved if the Resident has resided in the current apartment for less than one year, except in those cases where there are verifiable medical reasons or a verifiable disability requiring special features, which cannot be provided through a reasonable accommodation in the current unit.

4. If the Community Transfer is approved by the Management Agent, the Resident may be required to pay a "Transfer Fee" based on the schedule of fees published for the particular community with AHA-Assisted Units.

5. Residents will not have to pay the Transfer Fee if the Community Transfer is required or initiated by Atlanta Housing Authority, Owner Entity, or Management Agent, or for such other valid reason, such as a reasonable accommodation as outlined in Section 6, as determined by the Management Agent.

6. The following policies apply to reasonable accommodation transfers:

   A. All reasonable accommodation transfers have priority over all other transfers, except natural disaster transfers, emergency transfers and relocations;

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B. Residents of AHA-Owned Communities with disabilities who require a transfer to another AHA-Owned Community as a reasonable accommodation will not be required to make a separate application at the desired Atlanta Housing Authority AHA-Owned Community;

C. A Resident's initial security deposit will be transferred to the new unit and no additional security deposit charges will be incurred when the Resident with disabilities transfers to another AHA-Owned Community as a reasonable accommodation; and

D. Residents with disabilities who require a transfer as a reasonable accommodation will not incur any termination penalties for early lease termination.

E. Management Agents of AHA-Owned Communities and MIXED or HomeFlex Communities will maintain a Transfer List that prioritizes the transfer of Residents who require a transfer due to an obvious or verified qualifying disability over new admissions of Applicants. The Transfer List will document the following:

i. Date and time of each reasonable accommodation transfer request;

ii. Name and address of Resident(s) to be transferred;

iii. Reason(s) for transfer, including information regarding the Resident's reasonable accommodation request(s) and/or request for a UFAS-Accessible Unit or an AHA-Assisted Unit with accessible features;

iv. Current disposition of reasonable accommodation transfer request;

v. Date of transfer; and

vi. Name of Resident transferred out of an AHA-Assisted Unit to accommodate a Resident's disability per the Management Agent's execution of a lease addendum that requires a Resident without a disability to relocate to a vacant, non-accessible unit, at no expense to that Resident.

7. Atlanta Housing Authority may initiate "Relocation Transfers" outside of a community from time to time to facilitate Atlanta Housing Authority's property repositioning strategy, which includes, but is not limited to, the sale of property, revitalization activities, and/or development opportunities related to an AHA-Owned Community, or for other valid reasons as determined by Atlanta Housing Authority.

8. Relocation Transfers are transfers from one AHA-Owned Community to another AHA-Owned Community ("Destination Community"). Relocation Transfers are not considered Community Transfers, as described above in this Article Four, and Residents are not subject to the same requirements as set forth above for Community Transfers. Residents who are subject to Relocation Transfers bypass the waiting list at the Destination Community and receive priority consideration for the first available AHA-Assisted Unit at the Destination Community. Such Residents must meet the eligibility and suitability requirements outlined in

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Part II of the Statement of Corporate Policies in order to be transferred to the Destination Community.

9. In order to accommodate a Resident household and to avoid overcrowding when a suitably sized AHA-Assisted Unit is not available, the Resident may request and the Management Agent may approve a Community Transfer from one AHA-Assisted Unit to two AHA-Assisted Units ("Split-Family Transfer"). The Resident's request must be in writing stating the reason for the Split-Family Transfer, unless initiated by the Management Agent. Whether requested by the Resident or initiated by the Management Agent, the Resident must agree in writing to a Split-Family Transfer.

10. To qualify for a Split-Family Transfer, the Resident household must meet the requirements of this Article Four and the proposed Heads-of-Household of the units to be assigned under the Split-Family Transfer must be: (a) listed on the existing Lease as a member of the household as of the most recent recertification; and (b) legally capable of executing a lease.

11. Split-Family Transfers may be used by Resident households subject to Relocation Transfers when a suitably sized apartment is not available in a Destination Community. Such Resident households must qualify for the Split-Family Transfer pursuant to this Article Four, as applicable.

ARTICLE FIVE. PET POLICY

1. Atlanta Housing Authority will permit Residents of AHA-Owned Communities to keep common household pets or other animals that are widely acknowledged and accepted as household pets, provided the Resident's keeping of a pet is not a threat to the health and safety of other residents and otherwise meets the requirements established by the Management Agent for the community.

2. Residents of communities with AHA-Assisted Units are not allowed to keep: animals that are not widely acknowledged and accepted as household pets; household pets that are unlicensed as required by Fulton County; household pets temporarily (e.g. pet-sitting); and/or household pets for the purpose of training or engaging in any business activity related to household pets in the Resident's apartment, or anywhere else within the community.

3. Residents in a MIXED or HomeFlex Community, who desire to keep a common household pet, may only do so if household pets are generally allowed at the community and then only in strict accordance with the household pet procedures prescribed at the Resident's MIXED or HomeFlex Community, except as provided for in Section 5 below with respect to Assistance Animals.

4. Certain MIXED or HomeFlex Communities may exclude common household pets altogether if it is in the best interest of the community to do so, except as provided for in Section 5 below.

5. Owner Entities and Management Agents will make reasonable accommodations for an "assistance animal". Pet policies for AHA-Owned Communities and MIXED or HomeFlex Communities shall:

   A. Expressly exclude Assistance Animals clarifying that an "Assistance Animal" is an animal that is needed as a reasonable accommodation for

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persons with disabilities and is not generally subject to the standard pet policy;

B. Define an "Assistance Animal" as an animal that is needed as a reasonable accommodation for persons with disabilities (Assistance Animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability; or animals that provide emotional support that alleviate one or more identified symptoms or effects of a person's disability);

C. Remove unreasonable height and weight restrictions for Assistance Animals;

D. Remove unreasonable breed restrictions for Assistance Animals, except in accordance with local laws or ordinances;

E. Remove pet deposits for Assistance Animals; and

F. Clarify that any household pet exclusions in any community's policies do not apply to Assistance Animals required by Residents of AHA-Assisted Units.

ARTICLE SIX. DISPUTING DECISIONS OF MANAGER

The purpose of Article Six is to provide Applicants and Residents with a dispute process to address eligibility, general admissions, occupancy and leasing issues, and requests for reasonable accommodations in a manner that seeks equitable resolutions to such issues in an expedient and responsive manner. Applicants and Residents with disabilities may request reasonable accommodations in order to participate in the dispute process. The dispute process outlined in this Article Six shall not govern the process related to the denial of admission based on the findings of a criminal history report as outlined in Part II, Article Seven, Section 2 (Adverse Criminal History Decision) of the Statement of Corporate Policies.

1. DISPUTE PROCESS FOR APPLICANTS

A. Applicants for AHA-Assisted Units who are denied admission based on eligibility and general admissions criteria and desire to dispute this action must request a meeting with the Management Agent or the Management Agent's designee within ten (10) calendar days of the disputed action.

B. An Applicant's request for a meeting, including the need for a reasonable accommodation, must be in writing.

C. The Management Agent will schedule the meeting within a reasonable period of time, provided the Applicant's written request for the meeting was received in a timely manner.

D. An Applicant may bring a representative to this meeting to assist the Applicant.

E. The Management Agent is under no obligation to meet with the Applicant after the conclusion of the requested meeting.

F. A written decision should be provided to the Applicant within a reasonable time following the conclusion of the meeting. If the Management Agent's decision is to deny the application, the decision shall set forth the reasons for the denial.

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2. DISPUTE PROCESS FOR RESIDENTS

A. Atlanta Housing Authority, Owner Entity and/or Management Agent, as applicable, are authorized under the terms of the Lease, Lease Addenda, and Apartment Rules to initiate an adverse action against a Resident with respect to leasing and occupancy violations that may result in a denial, significant reduction or termination of benefits otherwise due a Resident. With respect to termination or eviction based on criminal activity, Residents are to be offered an opportunity to dispute the accuracy and relevance of a criminal record prior to termination or eviction based on criminal activity.

B. Residents may dispute such adverse actions.

C. Residents must request a meeting with the Management Agent or the Management Agent's designee within ten (10) calendar days of notice of the adverse action or in accordance with the dispute handling procedures in effect at the Resident's community with AHA-Assisted Units.

D. The period of time within which the Resident must request a meeting may be shorter if the Resident's Lease is being terminated for criminal activity and the Management Agent has reasonably determined that the Resident poses a threat to the health and safety of the Community.

E. A Resident's request for a meeting, including the need for a reasonable accommodation, must be in writing.

F. The dispute process at each community with AHA-Assisted Units must allow the Resident to meet with an impartial designee of the Management Agent who did not participate in the initial decision affecting the Resident. The impartial designee may not be a subordinate of the person who made the initial decision. A Resident may bring a representative to this meeting(s) to assist the Resident.

G. The impartial designee of the Management Agent is under no obligation to meet with the Resident about the dispute after the conclusion of the final meeting.

H. A written decision should be provided to the Resident within a reasonable time following the conclusion of the meeting. If the impartial designee's decision is to rule against the Resident, the decision shall set forth the reasons for the denial, significant reduction or termination of benefits.

I. Notwithstanding anything to the contrary set forth above, the Owner or the Management Agent may evict the occupants of a dwelling unit through judicial eviction procedures instead of providing the dispute process opportunity outlined above.

PART IV - MISCELLANEOUS

ARTICLE ONE. AVAILABILITY OF OFFICIAL LEASING DOCUMENTS

1. Official leasing-related documents will be maintained in the management office of any community with AHA-Assisted Units.

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2. Official leasing-related documents can be reviewed by Applicants, Residents, and other interested parties upon reasonable request and notice during normal office hours.

3. Amendments and/or updates to Fee Schedules, Rent Structures, Utility Allowances, Routine Maintenance and other charges may be approved from time to time by Atlanta Housing Authority or the Owner Entity, as applicable. Such amendments and/or updates shall be implemented only after Residents have been given reasonable notice of the effective date.

ARTICLE TWO. APPROVAL OF MANAGEMENT PRACTICES

Management Operating Procedures, administrative procedures, processes, protocols, and management practices for any policy, initiative, or approach shall be developed following the intent of this Statement of Corporate Policies and may be approved, amended, or withdrawn at the discretion of Atlanta Housing Authority.

[END OF CHAPTER 2]

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CHAPTER 3

HOUSING CHOICE TENANT-BASED PROGRAM POLICIES

PART I – INTRODUCTION

ARTICLE ONE. GENERAL POLICY REQUIREMENTS

The General Policy Requirements for Rental Assistance Programs set forth in Chapter 1 are applicable to this Chapter 3, which covers the Program-Specific Policies for the Housing Choice Tenant-Based Program ("Program").

ARTICLE TWO. PROGRAM MANAGEMENT AND OPERATING PROCEDURES

1. The operating division designated by Atlanta Housing Authority is responsible for performing all program management functions related to the implementation and administration of the Program ("Operations Division"). The Operations Division is responsible for developing and implementing written Program operating procedures ("Operating Procedures") that are consistent with the policies outlined in this Statement of Corporate Policies.

2. Atlanta Housing Authority may create and apply technology solutions to improve the efficiency and effectiveness of applicable program management functions in order to create, where appropriate and practical, a paperless environment. The Operations Division will include the requirements, procedures and processes for the implementation and administration of technology solutions and concomitant applications in the Operating Procedures.

3. The terms Applicant and Participant are defined to include all household members with respect to their compliance with the Housing Choice Tenant-Based Program Policies set forth in this Chapter 3 of this Statement of Corporate Policies and implemented through the Operating Procedures.

PART II – ADMISSION TO THE PROGRAM

ARTICLE ONE. WAITING LIST NOTIFICATION

1. Atlanta Housing Authority will comply with all Fair Housing and Equal Opportunity requirements applicable to public notices announcing the opening and closing of the Program waiting list ("Waiting List") for a Housing Choice Tenant-Based Voucher ("Voucher").

2. Atlanta Housing Authority will make reasonable efforts to provide adequate notification to potential applicants with respect to applicant eligibility, the period of the opening, reasonable accommodations opportunities and other details related to the acceptance of applications to the Waiting List as set forth in the Operating Procedures.

ARTICLE TWO. WAITING LIST APPLICATION PROCESS

The form of application and administrative procedures for receiving applications from Applicants, placing Applicants on the Waiting List and selecting Applicants from the Waiting List are set forth in the Operating Procedures.

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ARTICLE THREE. ORGANIZATION AND MAINTENANCE OF THE WAITING LIST

1. The equitable methods of processing Applicants on the Waiting List and the processes for organizing, updating and maintaining Applicant records are set forth in the Operating Procedures. AHA, in its discretion, may establish reasonable procedures related to the Waiting List, including but not limited to procedures for reevaluating the reliability of waiting list information provided by Applicants, exploring alternative strategies for the selection of Applicants (including the implementation of residency and other local preferences) and setting the requirement that Applicants on the Waiting List must notify AHA of their interest within a specified period of time in order to remain on the Waiting List.

2. The maintenance of the Waiting List with respect to updating applications, notice letters, and removals will be detailed in the Operating Procedures.

3. Applicant responsibilities and requirements for updating changes to the information reported during the application process and for responding to requests for information are stated in the Operating Procedures.

ARTICLE FOUR. SPECIAL ADMISSIONS

1. Atlanta Housing Authority may accept applications from eligible households who have relocated from a community owned by Atlanta Housing Authority due to demolition, repositioning, disposition or other related Atlanta Housing Authority activities without opening the Waiting List.

2. Atlanta Housing Authority, in its discretion, may authorize the special admission of eligible and qualified applicants to the Program, in order to implement special initiatives; offer homeownership opportunities to eligible households; admit households impacted by an owner opt-out of a housing assistance contract on a HUD-insured multi-family development; and/or address an urgent local need as determined and approved by Atlanta Housing Authority including, but not limited to, Rental Assistance Demonstration related construction, foreclosure assistance and natural disasters, assistance to eligible victims of domestic violence pursuant to the *Violence Against Women Act*, pilot programs for at-risk populations, relocation activities and mitigation of displacement related to real estate development initiatives. Special admissions may also be approved, as a reasonable accommodation, for transfer assistance to an eligible and qualified person with a verifiable disability who resides in an AHA-Owned Community or whose name is on a transfer/waiting list to be assisted who requires a UFAS Accessible Unit.

3. Any household eligible for a special admission, as determined by Atlanta Housing Authority, may not be denied a Voucher for admission to the Program provided that no member of the household has committed an offense specifically identified by HUD pursuant to 24 CFR 982.553 as described in Chapter 1, Article Fifteen of this Statement of Corporate Policies.

4. Atlanta Housing Authority, in its discretion, may deny special admission to a household if any of their household members are or have been engaged in criminal activity that could reasonably be expected to indicate a threat to the health, safety or welfare of others, including other residents, Atlanta Housing Authority and its staff, Owners/Landlords, and/or Management Agent staff as stated in Chapter 1, Article Fifteen of this Statement of Corporate Policies.

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5. Other eligibility requirements specific to the special admission program, procedures, processes and general management practices for special admissions will be outlined in the Operating Procedures.

ARTICLE FIVE. ELIGIBILITY DETERMINATION

1. An Applicant desiring to participate in the Program must complete a full application in accordance with the Operating Procedures and demonstrate that: (a) Applicant meets one of the definitions of Family; (b) Applicant's total household income verified for the initial eligibility determination does not exceed the "Very Low-Income" limit published by HUD for the household size; (c) Applicant fully satisfies applicable statutory and HUD's regulatory requirements for citizenship and/or eligible immigrant status; (d) Applicant is in compliance with the Work Requirement set forth in Chapter 1, Article Ten of this Statement of Corporate Policies; (e) Applicant has an acceptable criminal background record; and (f) Applicant is able to comply with all Program obligations.

2. An Applicant's qualifications for Participation must be verified through appropriate documentation as set forth in the Operating Procedures.

3. Atlanta Housing Authority will notify Applicants, in writing, of an ineligibility determination. Such notification will set forth the reasons for the ineligibility determination and provide instructions regarding how the ineligible Applicant may request a review of the determination.

PART III – PROGRAM PARTICIPATION

ARTICLE ONE. FAMILY BRIEFINGS

Prior to Voucher issuance, Applicants are required to participate in a "Family Briefing" that provides an overview of the Program in order to inform, review and educate Applicants regarding Program procedures, family obligations, compliance with Program requirements, and available housing opportunities. The Family Briefing will be conducted in accordance with the Operating Procedures.

ARTICLE TWO. VOUCHER ISSUANCE

Vouchers are issued to Applicants for a reasonable period of time in accordance with the Operating Procedures. Extensions to the term of the Voucher may be granted on a case-by-case basis, reasonable accommodation requests, and other reasonable requests related to an Atlanta Housing Authority special or strategic initiative. The procedures for granting extensions are set forth in the Operating Procedures.

ARTICLE THREE. VOUCHER SIZE

1. The size of the rental housing unit that a Participant may lease under the Program is based on the number of bedrooms Atlanta Housing Authority has approved for the Participant's Voucher ("Voucher Size").

2. A Participant may not lease a rental housing unit that has more bedrooms than the Voucher Size unless approved by Atlanta Housing

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Authority. In the event Atlanta Housing Authority approves a Participant's request for a change in the Voucher Size, a new Voucher with the approved Voucher Size will be issued to the Participant.

3. To avoid overcrowding and the conditions that may arise from overcrowding, the Voucher Size of the Voucher issued to each eligible Participant will be determined in accordance with Operating Procedures based on the verifiable needs of the Participant household. In considering a request made by a Participant, a variety of factors, including, but not limited to, the number of people in the household, the age and gender of household members, special needs and reasonable accommodations, may be approved by Atlanta Housing Authority in determining Voucher Size.

ARTICLE FOUR. TRANSFER OF ASSISTANCE

1. An Applicant cannot transfer her/his Voucher to another person or family. There is no expressed nor implied right that permits or entitles the selective transfer of a Voucher that was issued to an Applicant for her/his exclusive use as head-of-household on behalf of an assisted household.

2. If the Voucher holder, as the head-of-household of a housing unit assisted under the Program, abandons, leaves, moves out of or is involuntarily removed from the household or dies, Atlanta Housing Authority will determine the disposition of the Voucher with respect to the remaining members of the household in accordance with the Operating Procedures.

ARTICLE FIVE. SUITABLITY

Atlanta Housing Authority determines Participant eligibility for the Program in accordance with the Operating Procedures but does not otherwise screen Participants as to their suitability as tenants. It is the rental property owner's (Owner/Landlord) responsibility, not Atlanta Housing Authority's responsibility, to screen and make its own determination regarding the suitability and acceptability of Participants as prospective tenants using the Owner/Landlord's own screening criteria in compliance with the Fair Housing Act and other applicable requirements. As a general practice, Atlanta Housing Authority does not provide its screening reports to Owners/Landlords and Owner/Landlords may not rely upon such screening reports for any purpose.

ARTICLE SIX. PARTICIPANT OBLIGATIONS AND RESPONSIBILITIES

1. Participants must occupy their assisted unit as their sole place of residence and conduct themselves in an acceptable and responsible manner that would not adversely impact the quiet and peaceful enjoyment of the premises and neighborhood by other community residents.
2. Participants must meet all obligations set forth in this Statement of Corporate Policies as implemented through the Operating Procedures, including, but not limited to those obligations relating to lease violations, housekeeping, criminal activity prohibitions, other health and safety concerns, and economic independence initiatives.

3. Participants, or any member of the Participant's household, who becomes unemployed due to her/his resignation, retirement before age 62, quitting, termination, firing or other voluntary reasons, may not receive any rent relief as a result of the loss of employment and shall continue to be responsible for the entire Tenant Rent based on prior employment and income status.

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4. Participants who provide third party verification satisfactory to AHA that loss of employment was due solely to a layoff will receive consideration for a reduction in Tenant Rent.

ARTICLE SEVEN. PROGRAM MOVE

1. A Participant must give written notice to the Owner/Landlord and to Atlanta Housing Authority of intent to move from a unit assisted under the Program pursuant to the terms of the lease between the Participant and the Owner/Landlord and the Participant's obligations under the Program ("Program Move").

2. The procedures, processes and general administrative guidelines governing Program Moves are set forth in the Operating Procedures.

3. Atlanta Housing Authority may initiate a Program Move due to Owner/Landlord non-compliance with Program requirements; requests for reasonable accommodations; victim protection under the *Violence Against Women Act*; relocation activities; pilot program requirements for at-risk populations; and other reasons as set forth in the Operating Procedures.

4. Participants undergoing a Program Move may be required to attend a Family Briefing as set forth in the Operating Procedures.

ARTICLE EIGHT. PORTABILITY

1. Voucher portability procedures, processes and general administrative practices are set forth in the Operating Procedures.

2. Voucher portability to another jurisdiction will generally follow the applicable HUD rules and regulations unless modified by an inter-jurisdictional cooperative agreement and applicable authorizations under Atlanta Housing Authority's MTW Agreement.

3. Atlanta Housing Authority will require Participants porting to other jurisdictions to comply with Atlanta Housing Authority's policies, including the Work Requirement. Atlanta Housing Authority, at its discretion, may waive such requirements for Participants where Atlanta Housing Authority determines that it is not feasible to administer program compliance for such Participants.

4. Atlanta Housing Authority, in its discretion, may place reasonable restrictions on the ability of Participants to port outside of its jurisdiction. Such restrictions may include, but will not be limited to, Program tenure, Work Requirement compliance, status of current Lease and other restrictions relating to compliance with family obligations under the Program.

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PART IV – AHA SUBMARKET PAYMENT STANDARDS AND CONTRACT RENT DETERMINATIONS

ARTICLE ONE. MTW AUTHORIZATION

1. Atlanta Housing Authority's MTW Agreement authorizes AHA to make determinations with respect to payment standards, rent reasonableness methodologies, and reasonable contract rents and increases to such rents.

2. Atlanta Housing Authority, in its discretion and pursuant to the MTW authorizations, may explore, establish and implement different rent structures to further align the Program with private sector practices as well as to maximize the use of the subsidy resource to promote and support economic independence among Program Participants.

3. Atlanta Housing Authority's policies regarding payment standards and rent determinations support effective strategies for the deconcentration of poverty by providing Participants with meaningful and broader housing opportunities in order to access quality affordable housing.

ARTICLE TWO. AHA SUBMARKET PAYMENT STANDARDS

1. Atlanta Housing Authority will establish, implement and publish maximum rental subsidy amounts for Voucher-assisted rental units by location and bedroom size ("AHA Submarket Payment Standards"). The AHA Submarket Payment Standards will be used in lieu of the Fair Market Rents published annually by HUD in the Federal Register. AHA will utilize recognized market study practices and other valuation methods for establishing the AHA Submarket Payment Standards.

2. The objective of the AHA Submarket Payment Standards is to maximize the use of Voucher subsidy funding in support of strategies that promote the deconcentration of poverty and broader housing opportunities, promote the expansion of affordable housing, provide reasonable accommodation for Participants who are Elderly or Disabled Persons, and support the sustainability of the Program.

3. Atlanta Housing Authority, in its discretion, may establish, implement and publish a payment standards schedule applicable to a broader area in support of portability initiatives.

4. Atlanta Housing Authority may amend the AHA Submarket Payment Standards periodically based on changing market conditions.

5. The procedures for implementing the AHA Submarket Payment Standards will be set forth in the Operating Procedures.

ARTICLE THREE. SETTING REASONABLE CONTRACT RENTS

1. The rent requested by an Owner/Landlord and approved by Atlanta Housing Authority for a rental unit to be leased under the Program is the "Contract Rent."

2. To be approved, a Contract Rent must be reasonable when compared to comparable unassisted rental units in the rental market. Any exception to a

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Contract Rent determination must be approved by AHA's Investment Committee or its designee.

3. Methodologies for determining reasonable Contract Rents will utilize data derived from a variety of resources including, but not limited to, market rent studies (whether conducted by Atlanta Housing Authority or other public or private entities), HUD Fair Market Rent data for the Atlanta-Sandy Springs-Marietta MSA, private sector databases, academic and other empirical studies, and regional economic forecasts.

4. Atlanta Housing Authority's process for setting reasonable Contract Rents are set forth in the Operating Procedures.

ARTICLE FOUR. AHA SUBMARKET PAYMENT STANDARDS LIMITATIONS ON CONTRACT RENTS

1. A Contract Rent proposed for a rental unit under the Program cannot exceed the applicable AHA Submarket Payment Standard.

2. When a Contract Rent for a rental unit exceeds the applicable AHA Submarket Payment Standard, an exception to the applicable AHA Payment Submarket Standard may be granted, provided the Contract Rent is reasonable and the justification for such approval is based on the quality of the rental unit regardless of submarket, the location of the rental unit with respect to its proximity to revitalization activities, a reasonable accommodation request, and other reasonable justifications related to achieving Atlanta Housing Authority's goals. Any exception to the AHA Submarket Payment Standards must be approved by AHA's Investment Committee or its designee. The procedures for granting exceptions will be set forth in the Operating Procedures.

3. In some cases that cannot be fully justified, AHA, in its discretion, may not grant an exception to an AHA Submarket Payment Standard when the Contract Rent for a rental unit exceeds the AHA Submarket Payment Standard. In such cases AHA may allow the Participant to add that portion of the proposed Contract Rent that exceeds the applicable AHA Submarket Payment Standard to the Participant's Tenant Rent, provided the proposed Contract Rent is reasonable and the Participant will not experience an excessive Rent Burden, as determined and approved by AHA.

PART V – INSPECTIONS

ARTICLE ONE. QUALITY UNITS

1. Atlanta Housing Authority established and may amend enhanced local standards ("AHA Enhanced Inspection Standards") periodically to ensure that rental units under the Program offer Participants quality housing in healthy communities.
2. Factors such as levels of concentrated poverty, neighborhood crime, proximity to good neighborhood schools, access to public transportation, and access to retail businesses, among other factors, will be considered. Unit, site, and neighborhood conditions must continue to meet AHA Enhanced Inspection Standards for as long as the assisted unit remains on the Program. It is the goal of the Program to provide opportunities for all Participants to reside in rental units in neighborhoods that promote and enhance educational and employment goals, good citizenship, and peaceful and cooperative community living.

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3. Atlanta Housing Authority policy requires that only Owners/Landlords with quality rental units can participate in the Program. Atlanta Housing Authority, in its discretion, can deny the participation of Owners/Landlords with substandard or marginal rental units (including rental units in areas that do not meet Atlanta Housing Authority site and neighborhood standards) for Program participation.

4. AHA, in its discretion, may develop and implement procedures and practices governing the abatement of housing assistance payments payable to Owners/Landlords in the event a rental unit assisted under the Program fails to comply with the AHA Enhanced Inspection Standards. The procedures and practices established under this policy will be set forth in the Operating Procedures and implemented as a substitute for any applicable HUD rules and regulations.

ARTICLE TWO. FREQUENCY OF INSPECTIONS

1. To ensure ongoing compliance with the AHA Enhanced Inspection Standards, Atlanta Housing Authority will inspect or coordinate the inspection of all rental units assisted under the Program prior to occupancy, on a periodic but planned basis and under special circumstances related to health and safety issues and quality assurance measures in accordance with the procedures, processes and general administrative practices set forth in the Operating Procedures.

2. AHA may establish a process in the Operating Procedures that would permit a high performing Owner/Landlord with a high quality property to self-certify that any rental unit under the Program in such property complies with the AHA Enhanced Inspection Standards without the need for an inspection by AHA. The Operating Procedures would also set forth the qualifications of high-performing Owners/Landlords, the quality benchmarks for eligible properties, the self-certification process and quality control measures.

ARTICLE THREE. PROGRAM MARKETING AND OUTREACH

Atlanta Housing Authority will continue to educate the public about the Program and to foster successful relationships throughout human services organizations, local and state governments, and the business community in order to ensure the availability of quality affordable rental units and family self-sufficiency opportunities for Program Participants. This effort includes outreach activities to Owners/Landlords with quality rental units as well as pre-qualification/pre-inspection processes to ensure the availability of quality rental units.

PART VI – HOUSING CHOICE RENTAL ASSISTANCE AGREEMENT

ARTICLE ONE. BUSINESS RELATIONSHIP WITH OWNERS/LANDLORDS

The Housing Choice Rental Assistance Agreement, ("HCRA Agreement"), or any successor or related agreement that Atlanta Housing Authority may develop and implement pursuant to its authorizations under the MTW Agreement, is the controlling agreement that defines the business relationship between Atlanta Housing Authority and Owners/ Landlords.

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ARTICLE TWO. LEASE ADDENDUM

The Housing Choice Rental Lease Addendum, ("Lease Addendum"), or any successor or related lease addendum that Atlanta Housing Authority may develop and implement pursuant to its authorizations under the MTW Agreement, is the controlling document that defines business relationship between Participants and Owners/ Landlords with respect to their participation in the Program.

ARTICLE THREE. LEASE AND HCRA AGREEMENT TERMINATION

Procedures, processes and general administrative guidelines governing lease terminations by the Owner/Landlord with respect to the Participant and the resulting termination of the HCRA Agreement are set forth in the Operating Procedures.

ARTICLE FOUR. ENHANCEMENTS TO HCRA AGREEMENT AND LEASE ADDENDUM

Atlanta Housing Authority may develop enhanced versions of the HCRA Agreement and Lease Addendum in order to attract and retain high quality multifamily communities in the Program.

ARTICLE FIVE. BUSINESS RELATIONSHIP PROGRAM PROCEDURES

Atlanta Housing Authority's Program procedures governing the conduct of the business relationship between Atlanta Housing Authority and Owners/Landlords are set forth in various written communications and guidelines as set forth and directed by the Operating Procedures.

PART VII – PROGRAM TERMINATIONS

ARTICLE ONE. DENIAL AND TERMINATION OF ASSISTANCE

1. Atlanta Housing Authority may deny admission to Applicants or terminate the housing assistance benefits of Participants if they or any household member are or have been engaged in criminal activity that could reasonably be expected to indicate a threat to the health, safety or welfare of others. Atlanta Housing Authority's Criminal History Screening Policy is set forth in Chapter 1, Article Fifteen of this Statement of Corporate Policies. An arrest record alone may not provide sufficient evidence of disqualifying conduct. However, an arrest record can trigger an inquiry into whether a person engaged in disqualifying criminal activity. Additional evidence, such as law enforcement reports detailing the circumstances of the arrest, witness statements and other relevant documentation, may be used to assist in making a determination that the disqualifying conduct occurred. Reliable evidence of a conviction for criminal conduct that would disqualify an individual for tenancy (such as a background report from a reliable source) or an admission by the offender may also be the basis for determining that the disqualifying conduct occurred.

2. Other causes Atlanta Housing Authority may deny admission to Applicants or terminate the housing assistance benefits of Participants include the following.

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A. An Applicant or Participant who owes rent or other amounts to Atlanta Housing Authority or to another housing agency in connection with Program.

B. An Applicant or household member, either of whom being a former Program Participant or former public housing resident, who failed to reimburse Atlanta Housing Authority or another housing agency for overpaid assistance or underpaid rent or for any outstanding charges owed to an Owner/Landlord under an assisted lease paid by Atlanta Housing Authority or another housing agency.

C. An Applicant or Participant who is not in compliance with any of the requirements for selection and continued participation in the Program as set forth in the program application, voucher, program rules, family obligations set forth in the voucher, HCRA Lease Addendum, applicable HUD regulations or this Statement of Corporate Policies.

ARTICLE TWO. OTHER TERMINATIONS OF HCRA AGREEMENTS AND PARTICIPANT ASSISTANCE

1. Atlanta Housing Authority may terminate a HCRA Agreement if the Owner/Landlord is not in compliance with the terms and conditions of the HCRA Agreement and for any other reason set forth in the HCRA Agreement or otherwise allowed by law.

2. Atlanta Housing Authority may deny or terminate assistance if Atlanta Housing Authority has reason to believe that a Participant household member has failed to abide by Program rules, regulations, or family obligations. Atlanta Housing Authority shall have the discretion to consider all of the circumstances in each case, including the seriousness of the offense, if the violation is a first offense or a pattern of behavior, the extent of participation by the household member, and the effects that denial or termination would have on the other members of the Participant household not involved in the prescribed activity.

ARTICLE THREE. TERMINATION OF ASSISTANCE NOTIFICATION

If Atlanta Housing Authority deems it necessary to terminate assistance, Atlanta Housing Authority will give both the Participant and the Owner/Landlord written termination notices in accordance with the Operating Procedures.

ARTICLE FOUR. INFORMAL REVIEWS AND INFORMAL HEARINGS

1. Applicants may exercise the right to an "Informal Review" regarding denial of an application for housing assistance or denial of a reasonable accommodation request. Requests for an Informal Review must be made in writing within ten (10) business days from the date of the notice of ineligibility or denial of assistance from the Atlanta Housing Authority.

2. Prior to the Informal Review, a denied Applicant may request an opportunity to examine the application file and to copy any relevant documents at the Applicant's cost. The Informal Review will be conducted by a person appointed by Atlanta Housing Authority who is neither the person who made or approved the decision under review nor the

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subordinate of such person. Both the Applicant and Atlanta Housing Authority will have the opportunity to present evidence at the Informal Review. The Applicant may bring witnesses, representatives (including attorneys) or letters of support to the Informal Review. In the event Atlanta Housing Authority's representative for the Housing Choice Voucher Program presents any witnesses, the Applicant will have a right to cross-examine them. In the event the Applicant presents any witnesses, the representative from Atlanta Housing Authority will have a right to cross-examine them. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings. An Informal Review decision shall be provided in writing to the Applicant within fifteen (15) business days from the date of the Informal Review. Requests for Informal Reviews, supporting documentation, and a copy of the final decision shall be retained in the applicant's file.

3. Participants may exercise the right to an "Informal Hearing" to consider whether certain adverse actions that may result in significant reduction or termination of housing subsidy benefits violate the law, HUD regulations (to the extent applicable under MTW) or Atlanta Housing Authority policies.

4. Adverse decisions based on criminal activity - If the denial of admission or termination of assistance is based on criminal activity, Atlanta Housing Authority will provide a copy of the criminal background report at issue and the Applicant or Participant will be given the opportunity to dispute the accuracy and relevance of the record prior to the adverse decision. Applicants and Participants are strongly encouraged to provide a copy of the disposition of the subject criminal offenses. If, however, an Applicant or Participant admits that he or she committed a crime, was convicted of a crime or that he or she entered a guilty plea for the criminal offense in question, he or she will not need to provide additional information regarding a criminal conviction or a guilty plea. This does not mean, however, that he or she will not be allowed to discuss the circumstances or any of the review considerations set forth below if he or she wants such additional information to be considered. Atlanta Housing Authority will consider evidence of the circumstances of the criminal case(s) including mitigating or aggravating circumstances; the time, nature and extent of the conduct including the severity of the conduct and the seriousness of the offense; and whether the conduct indicates that the Applicant or Participant would pose a danger to the health, safety or welfare of others.
5. Requests for an Informal Hearing must be made in writing within ten (10) business days from the date of the notice of denial or termination of assistance from the Atlanta Housing Authority. Prior to the Informal Hearing, the Participant may request an opportunity to examine the Participant's file and to copy any relevant documents at the Participant's cost. The Informal Hearing will be conducted by a person appointed by Atlanta Housing Authority who is neither the person who made or approved the decision under review, nor the subordinate of such person. Both the Participant and Atlanta Housing Authority will have the opportunity to present evidence at the Informal Hearing. The Participant may bring witnesses, representatives (including attorneys) or letters of support to the Informal Hearing. In the event Atlanta Housing Authority's representative for the Housing Choice Voucher Program presents any witnesses, the Participant will have a right to cross-examine them. In the event the Participant presents any witnesses, the representative from Atlanta Housing

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Authority will have a right to cross-examine them. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings. Determinations shall be based on the preponderance of the evidence presented at the Informal Hearing. An Informal Hearing decision shall be provided in writing to the Participant within fifteen (15) business days from the date of the Informal hearing.

6. Requests for Informal Hearings, supporting documentation, and a copy of the final decision shall be retained in the Participant's file.

7. Applicants and Participants with disabilities may request reasonable accommodation in order to participate in the Informal Review and Informal Hearing process, as applicable.

PART VIII – INTER-JURISDICTIONAL COOPERATION

ARTICLE ONE. COOPERATIVE AGREEMENTS

Atlanta Housing Authority may seek to establish cooperative agreements and similar arrangements between and among other housing agencies in other jurisdictions administering the Housing Choice Tenant-Based Program with respect to Voucher portability relating to eligibility, inspections, program requirements, fee sharing, billing and other arrangements that would promote and benefit inter-jurisdictional cooperation.

PART IX – SPECIAL PROGRAMS

ARTICLE ONE. SPECIAL PROGRAMS POLICY

Atlanta Housing Authority, in its discretion, and as a policy matter may develop special programs, pilots and initiatives utilizing the regulatory relief and authorizations granted Atlanta Housing Authority under the MTW Agreement that address an identified need and support Atlanta Housing Authority's Vision, Mission and Guiding Principles. A special program that AHA may pilot utilizing tenant-based assistance solely for the purpose of addressing the local housing needs of at-risk populations shall comply with the applicable provisions of the Supportive Housing Policies as set forth in Chapter 4 of this Statement of Corporate Policies.

PART X – HOMEOWNERSHIP POLICY

ARTICLE ONE. AUTHORIZATION

The Housing Choice Homeownership Program was first authorized under Section 555 of the Quality Housing and Work Responsibility Act of 1998. Pursuant to the statutory and regulatory relief afforded Atlanta Housing Authority under its MTW Agreement, Section VI.A.22 of the Statement of Authorizations authorizes Atlanta Housing Authority to determine the structure, terms and implementation of any homeownership program using Housing Choice Program Vouchers. Accordingly, Atlanta Housing Authority may use Housing Choice Program Vouchers in implementing and administering initiatives to create and promote homeownership opportunities that are consistent with Atlanta Housing Authority's guiding principles and Business Plan priorities.

ARTICLE TWO. PROGRAM IMPLEMENTATION AND ADMINISTRATION

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1. The Housing Choice Homeownership Program will be implemented and administered by the Housing Choice Tenant-Based Voucher Program or by such other division of the Atlanta Housing Authority designated by the President and Chief Executive Officer.
2. The division designated by the President and Chief Executive Officer is responsible for developing the structure, terms and written procedures for the implementation and ongoing administration of the Housing Choice Homeownership Program in accordance with the authorizations afforded Atlanta Housing Authority under its MTW Agreement.

[END OF CHAPTER 3]

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CHAPTER 4

SUPPORTIVE HOUSING POLICIES

PART I – INTRODUCTION

ARTICLE ONE. GENERAL POLICY REQUIREMENTS

The General Policy Requirements for Rental Assistance Programs set forth in Chapter 1 of this Statement of Corporate Policies are applicable to this Chapter 4 to the extent that such policies do not conflict with the Program-Specific Policies for Supportive Housing.

ARTICLE TWO. BACKGROUND FOR ESTABLISHMENT OF SUPPORTIVE HOUSING

1. Atlanta Housing Authority determined that there was a need to develop housing assistance policies for special needs populations such as the homeless, persons with disabilities, persons with mental health or developmental disabilities, U.S. military veterans, at-risk families and youth and other targeted groups who are enrolled in supportive services programs and who require a stable housing arrangement to ensure the effectiveness of their respective supportive services plans.

2. Based on its past experience and lessons learned through such activities as the Homeless Demonstration Program, Mental Health Demonstration Program and other Supportive Housing initiatives which were implemented as part of AHA's project based rental assistance program and other programs utilizing tenant-based vouchers, AHA concluded that typical housing assistance policies and procedures are not always the best fit for supportive service plans and the varying housing needs of the client populations. In order to fill this gap AHA developed the Supportive Housing Policies.

3. The Supportive Housing Policies set forth certain policies that authorize the establishment of operating procedures in support of local initiatives developed solely for the purpose of addressing the local needs of at-risk populations, including supportive housing pilots and initiatives implemented by Atlanta Housing Authority under its HAVEN program.

4. The Supportive Housing Policies apply to rental assistance programs and pilots characterized as being either: (i) Placed-based programs in which project based rental assistance commitments have been made by AHA or funded with public housing operating subsidies; or (ii) Tenant-based programs for which AHA may use Housing Choice tenant-based vouchers, special purpose vouchers and/or grants.

5. The Supportive Housing Policies are not applicable to rental units designated as *special needs* units pursuant to the State of Georgia's Qualified Allocation Plan under the Low Income Housing Tax Credit program that comprise less than ten percent of the total units in a MIXED Community or HomeFlex Community.

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ARTICLE THREE. SUPPORTIVE HOUSING OPERATING PROCEDURES

1. AHA's Supportive Housing Policies utilize similar operating procedures as those used in AHA's HomeFlex and Housing Choice Tenant-Based programs; however, occupancy arrangements, rent determinations, rules regarding continuing assistance and other considerations relating to the special needs of the populations being served will be tailored to various program needs and requirements of the specific Supportive Housing program or pilot program ("Supportive Housing Operating Procedures").

2. The HomeFlex program, as set forth in Chapter 2 of this Statement of Corporate Policies, is an initiative designed and implemented by AHA using its flexibility authorized under its MTW Agreement.

3. The Housing Choice Tenant-Based Program, as set forth in Chapter 3 of this Statement of Corporate Policies, is a Rental Assistance Program designed and implemented by Atlanta Housing Authority using its flexibility authorized under its MTW Agreement.

4. In the event that there is a conflict between general operating procedures and the Supportive Housing Operating Procedures established under the Supportive Housing Policies, then the Supportive Housing Operating Procedures shall govern.

ARTICLE FOUR. DEFINITIONS

1. Supportive Housing Unit: A HomeFlex Unit and Housing Choice Tenant-Based Unit, as set forth in Chapters 2 and 3, respectively, of this Statement of Corporate Policies, that provide affordable housing to Supportive Housing Participants pursuant to these Supportive Housing Policies, are supportive housing units ("Supportive Housing Unit").

2. Supportive Housing Participant: An eligible family or person who meets the qualifications for admission to and occupancy of an available Supportive Housing Unit or the issuance of a Housing Choice tenant-based voucher in accordance with the Supportive Housing Policies shall be deemed a participant ("Supportive Housing Participant").

3. Service Provider: A service provider is a qualified organization that has been approved to provide specialized supportive services to Supportive Housing Participants pursuant to Part IV, Article One of the Supportive Housing Policies ("Service Provider").

4. Service Coordinator: The service coordinator is an organization responsible for developing local strategies for assisting special needs populations, working with public/private resources to identify and/or providing funds for service delivery activities, approving and coordinating Service Providers engaged in specialized supportive services and determining their status as approved Service Providers based on performance, and promoting community engagement and other related activities ("Service Coordinator").

5. Service Coordinator Agreement: AHA may enter into an agreement with one or more Service Coordinators in connection with AHA's support of

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one or more Supportive Housing programs and initiatives ("Service Coordinator Agreement") as described herein under Part IV, Article Three. In certain other Supportive Housing programs and initiatives that may be proposed to AHA, AHA, in its discretion, may not require a Service Coordinator Agreement and determine that the most effective approach in such cases would be to work directly with service providers, property owners and/or funders.

ARTICLE FIVE. RENT DETERMINATIONS

AHA will follow the rent determination procedures established for the HomeFlex Program and Housing Choice Tenant-Based Program, as applicable in setting the rents for Supportive Housing Units. When setting rents for single-room occupancy and congregate housing arrangements, AHA will take into consideration the weighted value of shared facilities and amenities.

PART II – HOMEFLEX PROPOSAL SELECTION AND SITE-BASED ADMINISTRATION

In addressing the housing issues of special needs populations, AHA uses HomeFlex as a development tool and financial incentive for private developers and owners to expand the availability of new or existing high quality Supportive Housing Units.

ARTICLE ONE. PROPOSAL SELECTION

AHA will periodically solicit developers/owners ("Owner") for new construction, rehabilitation and existing properties who are interested in providing Supportive Housing Units.

1. AHA may comply with its established procurement protocols for Request for Proposals (RFP) to solicit HomeFlex proposals for Supportive Housing Units from interested Owners ("Owner Proposal"). Alternatively, AHA may, in its discretion, modify its selection procedures in order to increase supportive housing for vulnerable households by awarding HomeFlex via a local competitive process in collaboration with the City of Atlanta and one or more non-profit organizations. This local process includes issuing a Notice of Funding Availability ("NOFA") or Request for Proposal ("RFP") and accepting proposals for construction, substantial rehab, and existing supportive housing units for homeless individuals and families.

2. The details and scope of requirements for the preparation of Owner Proposals will be outlined in the RFP or NOFA for Supportive Housing Units.

3. Owner Proposals for Supportive Housing Units will be selected in accordance with the evaluation criteria set forth in the RFP or NOFA.

4. Upon approval of a selected Owner Proposal by the AHA Board of Commissioners, AHA will issue a HomeFlex commitment to the Owner that will expire on a date certain as set forth in the commitment ("HomeFlex Commitment"). The HomeFlex Commitment shall acknowledge that AHA will provide Supportive Housing Units contingent upon the Owner fulfilling the terms and conditions set forth in the HomeFlex Commitment with respect to the Owner's Proposal. The Owner's failure to meet the terms and conditions before the expiration date of the HomeFlex Commitment will result in the automatic termination of the HomeFlex Commitment unless AHA, in its discretion extends the term of the HomeFlex Commitment.

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5. Upon fulfilling the Owner fulfilling the terms and conditions of the HomeFlex Commitment, as determined by AHA, AHA and the Owner will enter into a HomeFlex Agreement for Supportive Housing Units ("Supportive Housing HomeFlex Agreement").

ARTICLE TWO. SUPPORTIVE HOUSING HOMEFLEX AGREEMENT

Because AHA does not own or control the Owner's Supportive Housing Units, the Owner shall be responsible for leasing, operating and maintaining the Supportive Housing Units in accordance with the Supportive Housing HomeFlex Agreement and Supportive Housing Policies.

1. The Owner shall execute AHA's form of Supportive Housing HomeFlex Agreement.

2. The term of the Supportive Housing HomeFlex Agreement shall be two years, unless AHA, in its discretion, approved a longer term in its HomeFlex Commitment to the Owner.

3. The Owner and Service Provider shall enter into a service provider agreement in a form approved by AHA ("Service Provider Agreement"). An executed copy of the Service Provider Agreement shall be an exhibit to the Supportive Housing HomeFlex Agreement.

4. The provisions controlling the business relationship between AHA and the Owner shall be outlined in the Supportive Housing HomeFlex Agreement including, but not limited to, the Owner's obligations related to selecting and entering into an agreement with a qualified Service Provider, site-based administration and other management obligations with respect to the operation of the Supportive Housing Units, the subsidy arrangement between the Owner and AHA and the submission of reports, as required by AHA, including evaluations and resolution of issues with respect to the performance of the Service Provider in discharging its duties pursuant to the Service Provider Agreement.

ARTICLE THREE. OWNER'S OPERATING PROCEDURES

The Owner is responsible for developing and implementing written operating procedures for communities with Supportive Housing Units ("Owner's Operating Procedures").

1. The Owner's Operating Procedures must be consistent with the Supportive Housing Policies and to the requirements of other funding sources and Service Provider Agreements. To the extent that Atlanta Housing Authority, the Service Coordinator, funding sources and Service Providers have special requirements regarding the occupancy and conduct of Supportive Housing Participants with respect to their Service Plans, such requirements must be included in the Owner's Operating Procedures.

2. The Owner's Operating Procedures must describe how Supportive Housing Participants are selected and admitted into Supportive Housing Units in coordination with the Service Provider and as may be further provided for in the Service Provider Agreement. The selection of qualified Supportive Housing Participants shall be made by the Service Provider in consultation with the Owner and in accordance with the provisions of the Service Provider Agreement, which shall include a provision that the selection of

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qualified Supportive Housing Participants, when available, shall be made based on Coordinated Entry through and in coordination with the local Continuum of Care organization.

3. When a Supportive Housing Unit is not available for occupancy, qualified Supportive Housing Applicants who would otherwise be eligible for admission shall be placed on the Supportive Housing HomeFlex site-based waiting list that the Owner maintains and administers in an equitable and consistent manner.

4. The Owner and Service Provider must maintain records regarding the selection and admission and participation in services of Supportive Housing Participants. In meeting this requirement, the Service Provider is responsible for entering information on Supportive Housing Participants in the Homeless Management Information System managed by the Georgia Department of Community Affairs. The Owner and Service Provider must make the records they maintain on Supportive Housing Participants available periodically to AHA and upon request by AHA.

5. The Owner's Operating Procedures are subject to review by AHA in order to ensure consistency with the intent of the Supportive Housing Policies.

ARTICLE FOUR. TRAINING

Owners, Service Providers and property management staff who are responsible for the operation of the Supportive Housing Units and the delivery of supportive services to Supportive Housing Participants are required to attend AHA-organized and/or AHA-sponsored training sessions regarding Supportive Housing Policies, Supportive Housing Operating Procedures, site-based administration, Owner/Service Provider coordination and other related matters.

PART III - ADMISSION AND RESIDENCY REQUIREMENTS

Supportive Housing Participants must comply with all Supportive Housing Policies related to their admission to and residency of Supportive Housing Units and residential units supported by a Housing Choice tenant-based voucher.

ARTICLE ONE. SUPPORTIVE HOUSING ELIGIBILITY REQUIREMENTS

1. The Service Provider shall determine the initial and ongoing eligibility of a family or person as a qualified Supportive Housing Participant for referral to the Owner's site-based waiting list and placement in a Supportive Housing Unit pursuant to the Supportive Housing Policies and the Service Provider Agreement between the Owner and Service Provider.

2. Each Supportive Housing Participant must have a written Service Plan prepared by the Service Provider that documents the Supportive Housing Participant's agreement to participate in the program and comply with the terms and conditions of the Service Plan. For place-based programs in which services are available on-site, Owner must demonstrate and periodically report to AHA participation levels in services by Supportive Housing Participants.

3. In lieu of AHA's Work Requirement, Supportive Housing Participants must remain in compliance with their Service Plans. Service Providers will maintain a written record of each Supportive Housing Participant's progress in fulfilling Service Plan goals.

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4. Supportive Housing Participants must qualify as very-low income members of one or more special needs populations such as the homeless, persons with disabilities, persons with mental health or developmental disabilities, homeless U.S. military veterans, at-risk families and youth and other targeted groups who are enrolled in a supportive services program with a Service Provider and who require a stable housing arrangement to ensure the effectiveness of their respective Service Plans.

5. AHA shall establish reasonable program integrity and audit procedures to ensure that the selection, admission and occupancy oversight of Supportive Housing Participants in Supportive Housing Units are being performed in accordance with the Supportive Housing Policies.

ARTICLE TWO. OCCUPANCY ARRANGEMENTS

Due to the varying housing and service delivery needs of special needs populations, the building format and configuration of Supportive Housing Units may also vary.

1. Supportive Housing Participants may occupy Supportive Housing Units in shared housing, single-room occupancy and congregate housing arrangements with shared facilities and amenities subject to approval by AHA.

2. Under the supervision of the Service Provider and in accordance with individual Service Plans, two or more unrelated Supportive Housing Participants may share a single unit provided the number of persons occupying the Supportive Housing Unit is in compliance with AHA's occupancy standards.

3. When the Owner is a faith-based organization, the Lease and/or the approved Service Plan shall not require the Supportive Housing Participant's involvement in religious activities as a condition for occupancy of the Supportive Housing Unit or participation in the Supportive Housing Program.

ARTICLE THREE. DENIAL OF ADMISSION AND TERMINATION OF ASSISTANCE

1. Owners of Supportive Housing Units and residential units supported by a Housing Choice tenant-based voucher may deny admission or terminate assistance to a Supportive Housing Participant if it is determined that a Supportive Housing Participant has been or is engaged in a violent criminal activity that could reasonably be expected to be an immediate threat to the health, safety or welfare of others.

2. Pursuant to HUD requirements, Owners of Supportive Housing Units and residential units supported by a Housing Choice tenant-based voucher shall deny admission or terminate HomeFlex assistance to a Supportive Housing Participant if it is determined that such Supportive Housing Participant:

   A. Has been evicted from federally assisted housing for drug related criminal activity within the three year period preceding application;

   B. Is currently engaging in the illegal use of drugs;

   C. Has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing;

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D. Is subject to a lifetime registration requirement under a state sex offender registration program; or

E. Is abusing or demonstrates a pattern of abuse of alcohol that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.

3. Consistent with the intent of Supportive Housing, the Owner and Service Provider may determine to mitigate factors in a Supportive Housing Participant's history through the provisions set forth in such participant's Service Plan.

4. Notwithstanding the above, Owner retains all rights to terminate assistance for any Supportive Housing Participant who is in noncompliance with the terms and conditions of the lease agreement between Owner and Supportive Housing Participant.

ARTICLE FOUR. TERM OF RENTAL ASSISTANCE

1. Supportive Housing Participants are eligible for rental assistance for as long as they are a resident of an approved Supportive Housing Unit and continue to comply with the terms and conditions of the Owner's lease agreement and the provisions of the service plan (as applicable) developed by the participant's designated Service Provider.

2. Atlanta Housing Authority, Owners and Service Providers may share information with one another on the denial of admission of Applicants and the termination of Residents in order to coordinate services and ensure the integrity of the Supportive Housing Program.

3. In the event that a Supportive Housing Participant voluntarily moves from the Supportive Housing Unit or the residential unit supported by a Housing Choice tenant-based voucher; or is evicted by the Owner for cause, the rental assistance for such Supportive Housing Participant shall terminate and shall not be transferable.

4. In the event that a Supportive Housing Participant voluntarily withdraws from the care of the Service Provider or fails to comply with the terms and conditions of the Service Plan which results in the participant's removal from the Service Provider's care, the rental assistance for such Supportive Housing Participant shall terminate and shall not be transferable.

   A. A determination relating to a former Supportive Housing Participant's continued occupancy as an unassisted resident shall be made in accordance with the terms of the Lease and the Service Plan.

   B. When the rental assistance is terminated for a Supportive Housing Participant in a shared, single-room occupancy or congregate housing Supportive Housing arrangement, the former Supportive Housing Participant must move from the unit in accordance with the terms and conditions of the Lease and Service Plan for such Supportive Housing arrangements.

5. Upon termination or nonrenewal of a Supportive Housing HomeFlex Agreement, the rental assistance for all Supportive Housing Participants covered by the agreement shall terminate and shall not be transferable.

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PART IV - SERVICE PROVIDER ARRANGEMENTS

ARTICLE ONE. SERVICE PROVIDER AGREEMENT

The Owner and the Service Provider must enter into a Service Provider Agreement that remains active and is fully funded throughout the term of the Supportive Housing HomeFlex Agreement.

ARTICLE TWO. APPROVAL OF THE SERVICE PROVIDER

In order to provide supportive services to Supportive Housing Participants in Supportive Housing Units, a Service Provider must be approved by either the Service Coordinator, AHA when there is no Service Coordinator or a state or local agency authorized to make such approvals. If the Service Provider is approved by an authorized state or local agency, the Service Provider shall be required to provide evidence of such approval to the Service Coordinator or AHA when there is no Service Coordinator. When there is a Service Coordinator, the Service Coordinator will ensure that the Service Provider is qualified to provide specialized supportive services geared to the needs of Supportive Housing Participants. The Service Coordinator shall provide a list of approved Service Providers to AHA on a periodic basis or upon AHA's request.

ARTICLE FOUR. SERVICE DELIVERY COORDINATION

The Owner and Service Provider shall coordinate the delivery of services to Supportive Housing Participants in Supportive Housing Units. When there is a change in the status of a Supportive Housing Participant, the Owner shall notify AHA and the Service Provider shall notify the Service Coordinator and AHA.

ARTICLE THREE. SERVICE COORDINATOR AGREEMENT

1. AHA may enter into a Service Coordinator Agreement with one or more Service Coordinators in connection with AHA's support of one or more Supportive Housing programs and initiatives.

2. The Service Coordinator Agreement shall set forth the obligations of the Service Coordinator to approve, monitor and evaluate the performance of Service Providers and AHA's role as a subsidy provider for Supportive Housing.

3. Pursuant to the Service Coordinator Agreement, the Service Coordinator shall:

   A. Ensure that Service Providers are qualified to provide specialized supportive services geared to the needs of Supportive Housing Participants.
   B. Provide a list of such approved Service Providers to AHA on a periodic basis or upon AHA's request.
   C. Provide periodic progress reports to AHA regarding the performance of Service Providers in serving the needs of Supportive Housing Participants.

4. AHA and the Service Coordinator will mutually agree on the terms and conditions to be set forth in the Service Coordinator Agreement including provisions for the termination of said agreement.

[END OF CHAPTER 4]

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Appendix H

HUD Information Reporting Requirement (HUD Form 50900 – Attachment B)

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Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

(I) Introduction

Annual MTW Plan	
A. Table of Contents, which includes all the required elements of the Annual MTW Plan; and	See Annual Plan: Table of Contents and Appendices Table of Contents
B. Overview of the PHA's short-term and long-term MTW goals and objectives. Short-term goals and objectives include those that the PHA plans to accomplish within the fiscal year. Long-term goals and objectives include those that the PHA plans to accomplish beyond the current fiscal year. PHAs have the ability to define the level of specificity in the short-term and long-term goals and objectives. If PHAs are including non-MTW components in either the short-term or long-term goals and objectives, the PHA should clearly delineate which are MTW and which are non-MTW goals and objectives. PHAs have the flexibility to include references to proposed and ongoing activities in this section if it assists in providing an explanation about short-term and long-term goals and objectives. However, this is not required.	See Annual Plan: Section I. and Section II.

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

(II) General Housing Authority Operating Information

See Annual Plan: Table of Contents and Appendices Table of Contents

See: Appendix B, FY 2019 MTW Plan Resolution & Certifications

A. MTW Plan: Housing Stock Information

Planned New Public Housing Units to be Added During the Fiscal Year

AMP Name and Number	Bedroom Size 0	1	2	3	4	5	6+	Total Units	Population Type *	# of UFAS Units: Fully Accessible	Adaptable
None	X	X	X	X	X	X	X	X	None	X	X

Total Public Housing Units to be Added 0

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

If Other, please describe: None

Planned Public Housing Units to be Removed During the Fiscal Year

AMP / PIC Development Name	PIC Development ID#	Number of Units to be Removed	Explanation for Removal
Columbia Commons	GA006000920	48	Conversion from Public Housing to RAD Project Based Vouchers (PBV)
Columbia Creste	GA006000950	61	
Columbia Estates	GA006000890	50	
Columbia Grove	GA006000960	56	
Columbia Mechanicsville Apartments	GA006001000	62	
Columbia Park Citi	GA006000940	61	
Columbia Village	GA006000810	30	
Magnolia Park I	GA006000820	87	
Magnolia Park II	GA006000860	73	
Mechanicsville Crossing	GA006001050	68	
Mechanicsville Station	GA006001060	63	
Parkside at Mechanicsville	GA006001100	47	
Villages of Eastlake I	GA006000650	91	
Villages of Eastlake II	GA006000780	180	
Columbia Senior Residences at Mechanicsville	GA006001010	54	
The Atrium at CollegeTown	GA006001030	76	
Barge Road Highrise	GA006000540	129	
Cosby Spear Highrise	GA006000241	282	
East Lake Highrise	GA006000300	149	
Hightower Manor Highrise	GA006000530	129	
Marietta Road Highrise	GA006000580	129	
Peachtree Road Highrise	GA006000450	196	
		2121	Total Number of Units to be Removed

New Housing Choice Vouchers to be Project-Based During the Fiscal Year

Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project
Columbia Commons	48	Family Community
Columbia Creste	61	Family Community
Columbia Estates	50	Family Community
Columbia Grove	56	Family Community
Columbia Mechanicsville Apartments	62	Family Community
Columbia Park Citi	61	Family Community
Columbia Village	30	Family Community
Magnolia Park I	87	Family Community
Magnolia Park II	73	Family Community
Mechanicsville Crossing	68	Family Community
Mechanicsville Station	63	Family Community
Parkside at Mechanicsville	47	Family Community
Villages of Eastlake I	91	Family Community
Villages of Eastlake II	180	Family Community
Columbia Senior Residences at Mechanicsville	54	Senior Community
The Atrium at CollegeTown	76	Senior Community
Barge Road Highrise	129	Senior Community
Cosby Spear Highrise	282	Senior Community
East Lake Highrise	149	Senior Community
Hightower Manor Highrise	129	Senior Community
Marietta Road Highrise	129	Senior Community
Peachtree Road Highrise	196	Senior Community
Manor at DeKalb Medical	175	Senior Community
Manor at Indian Creek II	75	Senior Community
Quest Holly Apartments	40	Senior Community
Summerdale Commons Phase II	50	Family Community

Anticipated Total New Vouchers to be Project-Based (using AHA's HomeFlex)	2461

Anticipated Total Number of Project-Based Vouchers (HomeFlex) Committed at the End of the Fiscal Year	8,163
Anticipated Total Number of Project-Based Vouchers (HomeFlex) Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	8,163

*New refers to tenant-based vouchers that are being project-based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

Other Changes to the Housing Stock Anticipated During the Fiscal Year

None

Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.

General Description of All Planned Capital Fund Expenditures During the Plan Year

For detailed expenditures, see Appendix F - Capital Planning FY 2019

AHA-OWNED COMMUNITIES
AHA established three priorities for FY 2019 capital improvements at the AHA-Owned Communities:
1. Health and safety of residents
2. Property viability
3. Redevelopment through Rental Assistance Demonstration (RAD)

AHA-Owned Community Budget Capital Improvements - Site/Building Improvements and Furniture, Fixtures & Equipment
- **Barge Road Highrise $308,000**
- **Cheshire Bridge Road Highrise $179,850**
- **Cosby Spear Highrise $505,450**
- **East Lake Highrise $71,500**
- **Georgia Avenue Highrise $38,500**
- **Hightower Manor Highrise $115,860**
- **Marian Road Highrise $249,150**
- **Westminster $17,600**

FY 2019 Total = $1,485,910

FISCAL YEAR 2019 MTW CAPITAL COSTS PROJECTION - Revitalization - Mixed Income Communities

Centennial - Predevelopment, Veranda at Centennial Place - $550,000
Atlanta Beltline / Co-Investments - Aquisitions, Development - $22,000,000
Englewood Manor - Predevelopment, Land Swap or Purchase - $5,800,000
Herndon Square - Predevelopment - $400,000
Magnolia Perimeter (Westside Properties) - Capital Investment - $7,731,936
Homeownership Down Payment Assistance - $3,330,000
FY 2019 TOTAL = $39,811,936

II.2.Plan.Leasing

B. MTW Plan: Leasing Information

Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/ Leased***
Federal MTW Public Housing Units to be Leased (PH Units in AHA-Owned and MIXED Communities)	2,180	26,160
Federal MTW Voucher (HCV) Units to be Utilized	19,572	234,864
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	2,665	31,980
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	971	11,652
Total Households Projected to be Served	**25,388**	**304,656**

* Calculated by dividing the planned number of unit months occupied/leased by 12.

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

***Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

Reporting Compliance with Statutory MTW Requirements

If the PHA has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, the PHA will provide a narrative discussion and a plan as to how it will return to compliance. If the PHA is currently in compliance, no discussion or reporting is necessary.

None

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
Housing Choice Voucher Program	The vacancy rate in AHA's jurisdiction in multifamily properties is reported at an average of less than 5%. In light of the tight local rental market, AHA will continue to utilize its MTW flexibility to implement innovative leasing strategies to create additional quality housing opportunities for families.

II.3.Plan.WaitList

C. MTW Plan: Wait List Information

Wait List Information Projected for the Beginning of the Fiscal Year

Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Public Housing Units (AHA-Owned Communities)	Site Based	3,724	Open	Yes
Federal MTW Public Housing & HomeFlex (PBRA) Units (AHA MIXED Communities)	Site Based	21,299	Open	Yes
Project-Based Local, Non-Traditional MTW Housing Assistance Program (AHA HomeFlex Communities)	Site Based	31,062	Open	Yes
Federal MTW Housing Choice Voucher Program (AHA HCV)	Community Wide	30,000	Closed	No

Rows for additional waiting lists may be added, if needed.

* *Select Housing Program* : Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

** *Select Wait List Types* : Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

None

If Local, Non-Traditional Housing Program, please describe:

Using the flexibility authorized under its MTW Agreement, AHA manages occupancy and waiting lists through its various relationships with private developer partners and property management companies. Except for its Housing Choice Tenant-Based Voucher Program which AHA manages directly, partner entities manage all aspects of leasing units and occupancy, including waiting lists, for other AHA communities. For the HomeFlex Program (AHA's Project Based Rental Assistance) and at MIXED Communities, AHA streamlines program activities through site-based administration delivered at the property level. The waiting lists at these communities are administered at the sites by the respective owners and management agents. Each is responsible for the opening, closing, ongoing maintenance and updating the site-based waiting list.

If Other Wait List Type, please describe:

None

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

AHA's Board of Commissioners approved an Anti-Displacement preference for site based waiting lists, to be piloted on a limited basis at new MIXED communities, the first of which is expected to become available in early FY 2020. This would be a secondary preference, with first preference being given to returning former residents of public housing communities. For more details, please see Page 38 of the Plan Narrative.

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

(III) Proposed MTW Activities: HUD approval requested

A. Describe each proposed MTW activity; B. Describe how each proposed activity will achieve one or more of the three statutory objectives; C. Identify and discuss the anticipated impact of each proposed MTW activity on the stated objective(s); and D. Provide the anticipated schedules for achieving the stated objective(s). E. Provide the metric(s) from the "Standard HUD Metrics" section that will be used to quantify the changes that the PHA anticipates as a result of the MTW activity; F. Give the baseline performance level for each metric (a numeric value) prior to the implementation of the MTW activity; G. Give the yearly benchmarks for each metric (a numeric value); H. Describe the final projected outcome(s) of the MTW activity for each metric;	N/A - No Proposed Activities

(IV) Approved MTW Activities: HUD approval previously granted

A. IMPLEMENTED ACTIVITIES

1. List approved, implemented, ongoing activities continued from the prior Plan year(s) that are actively utilizing flexibility from the MTW Agreement; specify the Plan Year in which the activity was first approved and implemented;	See: Appendix H2 Many of these multi-year activities were identified and approved by HUD in previous AHA MTW Annual Plans and constitute "ongoing activities" under its MTW authority. Pursuant to AHA's MTW Agreement with HUD, AHA is not requesting additional HUD approval of the activities described in this FY 2019 plan. The progression of activities described herein will be implemented under HUD's previous approvals and/or do not require HUD's approval as an MTW activity.
2. Provide a description of the activity and an update on its status;	
3. Indicate if the PHA anticipates any non-significant changes or modifications to the activity during the Plan year;	
4. Indicate if the PHA anticipates any changes or modifications to the metrics, baselines or benchmarks during the Plan year;	
5. If the PHA requires a different authorization from Attachment C or D when implementing the activity than was initially proposed, the PHA must re-propose the activity and include all required elements in Section (III) Proposed Activities; and	
6. HUD requires PHAs to re-propose activities that require a "significant change." A "significant change" occurs when the nature of the activity has changed such that an additional MTW authorization is needed or when a PHA fundamentally changes the nature and scope of an activity to the extent that there is the potential for a different impact on residents (e.g. changing the calculation of rent). In these cases a new public process is needed for residents to have the opportunity to be informed about the changes to the activity. HUD reserves the right to determine on a case-by-case basis if the change made to an activity crosses this threshold and therefore requires the activity to be re-proposed.	On November 13, 2008, AHA and HUD executed AHA's Amended and Restated MTW Agreement. On January 16, 2009, AHA and HUD executed a further amendment to the Amended and Restated MTW Agreement (collectively, the "Amended and Restated MTW Agreement"), which clarified and expanded AHA's ability to use MTW Funds outside of Section 9 and Section 8 of the U.S. Housing Act of 1937, as amended ("1937 Act"). In December 2015, Congress mandated the extension of the MTW Demonstration Program to June 30, 2028 under the same terms and conditions of AHA's current agreement. HUD confirmed this extension to AHA in writing on April 14, 2016. The Amended and Restated MTW Agreement re-affirmed, in all material respects, all of the authorizations set forth in Appendix A of the Original MTW Agreement and includes these authorizations in Attachment D. AHA has all of the authorizations needed from HUD under the Amended and Restated MTW Agreement to implement the activities described in AHA's FY 2019 MTW Annual Plan.

B. NOT YET IMPLEMENTED ACTIVITIES	
1. Describe any approved activities that were proposed in the Plan, approved by HUD, but have not yet been implemented, and discuss why these activities were not implemented; specify the Plan Year in which the activity was first approved;	See: Appendix H2
2. Provide an update on the plan for implementation of the activity;	
3. Provide a timeline for implementation;	
4. Provide an explanation of any non-significant changes or modifications to the activity since it was approved;	

C. ACTIVITIES ON HOLD	
1. Describe any approved activities that have been implemented that the PHA has stopped implementing but has plans to reactivate in the future; specify the Plan Year in which the activity was first approved, implemented, and placed on hold;	See: Appendix H2
2. Discuss why these activities have been placed on hold;	
3. Provide an update on the plan for reactivating the activity;	
4. Provide a timeline for re-implementation; and	
5. Provide an explanation of any non-significant changes or modifications to the activity since it was approved.	

D. CLOSED OUT ACTIVITIES	
1. List any approved activities that have been closed out, including activities that have never been implemented, that the PHA does not plan to implement and obsolete activities; specify the Plan Year in which the activity was first approved and implemented (if applicable);	See: Appendix H2
2. Explain why these activities were closed out; and	
3. Provide the year the activity was closed out.	

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

(V) Sources and Uses of Funds

Annual MTW Plan

V.1.Plan.Sources and Uses of MTW Funds

See: Appendix B, FY 2019 MTW Plan Resolution & Certifications

Estimated Sources of MTW Funding for the Fiscal Year

PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	$5,222,013
70600	HUD PHA Operating Grants	$287,595,660
70610	Capital Grants	$7,799,283
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$0
71100+72000	Interest Income	$0
71600	Gain or Loss on Sale of Capital Assets	$373,500
71200+71300+71310+71400+71500	Other Income	$65,074
70000	Total Revenue	$301,055,530

Estimated Uses of MTW Funding for the Fiscal Year

PHAs shall provide the estimated uses and amounts of MTW spending by FDS line item.

Uses		
GA006000430	FDS Line Item Name	Dollar Amount
Juniper & Tenth Highrise	Total Operating - Administrative	$39,806,718
91300+91310+92000	Management Fee Expense	$1,045,019
91810	Allocated Overhead	$0
92500 (92100+92200+92300+92400)	Total Tenant Services	$4,553,652
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$3,213,624
93500+93700	Labor	$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$4,921,780
95000 (95100+95200+95300+95500)	Total Protective Services	$1,485,366
96100 (96110+96120+96130+96140)	Total insurance Premiums	$748,378
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$13,905,922
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	$326,789
97100+97200	Total Extraordinary Maintenance	$154,708
97300+97350	Housing Assistance Payments + HAP Portability-In	$136,847,257
N/A	Depreciation Expense	$8,706,718
97500+97600+97700+97800	All Other Expenses	$0
90000	Total Expenses	$215,715,931

NOTE: Although the schedule appears to show a surplus, this money is budgeted for modernization and development costs that do not appear on the income statement. See Appendix F for more details.

Describe the Activities that Will Use Only MTW Single Fund Flexibility

In accordance with Section V.A.1 of Attachment D of AHA's MTW Agreement, AHA is authorized to combine operating subsidies provided under Section 9, capital funding (including development and replacement housing factor funds) provided under Section 9 (formerly Section 14), and assistance provided under Section 8 of the 1937 Act for the voucher programs to fund HUD approved MTW activities.

Except for the portion of certain revitalization and development activities outlined below and expenditures requiring non-federal funds, AHA operates all activities as detailed in its FY 2019 MTW Annual Plan using its MTW Single Fund authority. Pursuant to the authority in AHA's MTW Agreement, AHA has combined its low-income operating funds, Housing Choice voucher funds and certain capital funds into a single fund (referred herein as "MTW Single Fund" or "MTW Funds") which may be expended on MTW Eligible Activities as set forth in AHA's business plan. Under this MTW Single Fund authority, AHA determines the best use of funds for the purposes of fulfilling its mission to deliver innovative, affordable housing. Although the MTW Agreement allows AHA to include RHF funds in the MTW Single Fund, AHA has elected not to do so.

As detailed in AHA's Comprehensive Budget, AHA funds all operations with MTW Funds except where limited by law or regulation. AHA funds all operations with MTW funds except where other funds are provided for specific purposes (e.g. Replacement Housing Factor funds) or where limited by law or regulation. These funds are augmented by proceeds from National Housing Compliance (a non-federal source of funds) to fund expenditures that cannot be funded with federal funds. Further, AHA has allocated MTW funds to support MTW-authorized revitalization activities. AHA's revitalization activities are also funded by RHF funds, public improvement funds provided by the City of Atlanta, and program income from prior years. But for the MTW Single Fund flexibility, AHA would be unable to fund fully the costs of (i) operating the PH-assisted units in its mixed-income, mixed-finance communities, (ii) operating and maintaining the housing AHA owns (consisting primarily of senior high-rises, (iii) funding human development services intended to support fragile populations as well as promote resident self-sufficiency, and (iv) fund AHA's HUD-approved version of project-based rental assistance (HomeFlex) at communities including both AHA-sponsored mixed-income, mixed-finance properties as well as multi-family communities that are privately owned.

V.2.Plan.Local Asset Management Plan

B. MTW Plan: Local Asset Management Plan

Is the PHA allocating costs within statute?		or	No	
Is the PHA implementing a local asset management plan (LAMP)?	Yes	or		

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?	Yes	or	

AHA has provided detail on its Local Asset Management Plan (LAMP) in Appendix C. There have been no changes to the LAMP.

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

(VI) Administrative

The PHA shall provide the information below with the first Plan/Report submittal to HUD.

Annual MTW Plan

A. Resolution signed by the Board of Commissioners, or other authorized PHA official if there is no Board of Commissioners, adopting the Annual MTW Plan Certification of Compliance (provided at the end of this Attachment B);	**See: Appendix B, FY 2019 MTW Plan Resolution & Certifications**
B. The beginning and end dates of when the Annual MTW Plan was made available for public review, the dates, locations of public hearings and total number of attendees for the draft Annual MTW Plan, (to ensure PHAs have met the requirements for public participation, HUD reserves the right to request additional information to verify PHAs have complied with all requirements as set forth in the Standard MTW Agreement);	**On Tuesday, March 6, 2018, AHA held a public hearing to present its proposed FY 2019 MTW Annual Plan and proposed policy changes at AHA's corporate office. At the public hearing, 41 people attended, including AHA staff. The comment and review period for the draft FY 2019 MTW Annual Plan was February 20, 2018 through March 22, 2018 (31 days). The Plan was made available in printed form at AHA's corporate offices (headquarters and two satellite offices), AHA-Owned Communities, and electronically via AHA's website. Additionally, access to The Plan was available electronically to organizations that participated in briefing sessions, as listed below. For more information on public review, see Appendix B - Public Review and Plan Changes.**
C. Description of any planned or ongoing PHA-directed evaluations of the demonstration for the overall MTW program or any specific MTW activities, if applicable; and	**AHA will engage a reputable firm or institution to conduct a longitudinal, comparative, multi-level assessment of the effects of AHA's MTW program on AHA-assisted families. The focus of the study is to benchmark Atlanta's MTW performance through strengthening inferences about MTW outcomes and their key determinants. The engaged firm or institution will develop the study in conjunction with national discussion regarding evaluation of the MTW demonstration, which has called for a greater emphasis on studies that "evaluate outcomes and establish cause-and-effect relationships between agencies' policies and recipient experiences."[1]**
D. The Annual Statement/Performance and Evaluation Report (HUD 50075.1) or subsequent form required by HUD for MTW and non-MTW Capital Fund grants for each grant that has unexpended amounts, including estimates for the Plan Year and all three parts of the report;	**AHA submits these forms through EPIC.**

[1] *U.S. Government Accountability Office*, Moving to Work Demonstration: Opportunities Exist to Improve Information and Monitoring, *(Washington, D.C.: GAO-12-490, April 2012)* .

Appendix H2: Ongoing Activities

BACKGROUND

The Atlanta Housing Authority's (AHA) Ongoing Activities addresses the HUD Form 50900 requirement by listing activities identified in AHA's MTW Annual Implementation Plans ("MTW Annual Plans") since FY 2005. Per AHA's MTW Agreement with HUD on September 23, 2003, the initial period of which was effective from July 1, 2003 through June 30, 2010, and the executed Amended and Restated MTW Agreement, effective as of November 13, 2008, and further amended by that certain Second Amendment to the Moving to Work Agreement, effective as of January 16, 2009, and as further extended by Congress through June 30, 2028 effective April 14, 2016, once HUD approves AHA's MTW Annual Plan, the approval is deemed to be cumulative and remains in effect for the duration of the Amended and Restated MTW Agreement period, as it may be extended from time to time.

In June 2014, AHA decided to report its MTW-approved activities in accordance with the HUD Form 50900 – Attachment B and solely for purposes of complying with the substantive information reporting requirements of the Paperwork Reduction Act.

DESCRIPTION

This section includes information for **Section IV: Approved Activities** of the HUD Form 50900 which are divided into the following four sub-sections: 1. Implemented, 2. Not Yet Implemented, 3. On Hold, and 4. Closed Out.

Each sub-section includes a summary table of activities, year implemented and MTW authorizations, followed by narrative descriptions, HUD Standard Metrics and FY 2019 benchmarks. Per HUD's requirements **"standard metrics must be shown in the table format provided in the 'HUD Standard Metrics' Section of Form 50900."**

PLEASE NOTE: Because the FY 2019 MTW Annual Plan is a forward-looking document, there are no observed or recorded FY 2019 Outcomes.

EXAMPLE of HUD Standard Metrics:

HC #5: Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero. **AHA = 0**	Benchmark set in FY 2019 MTW Annual Plan.

HUD-required metric and unit of measure for this type of activity

AHA-reported figures or definitions in **BOLD** *type*

FY 2019 benchmarks figures as determined by AHA.

A. Approved MTW Activities: HUD Approval Previously Granted

The MTW activity number indicates the functional area and fiscal year in which the activity was approved in AHA's MTW Plan. **Key**: AW – Agency-wide; HC – Housing Choice; HD – Human Development; PH – Public Housing; RE – Real Estate; SH – Supportive Housing.

Implemented Activities			
Activity #	**Activity**	**Fiscal Year Impl.**	**MTW Authorization(s)**
AW.2005.01	**$125 Minimum Rent**	2005	Attachment D, Section I.O: General Conditions
PH.2005.07	**4 to 1 Elderly Admissions Policy at AHA's High-Rise Communities**	2005	Attachment D, Section III: Occupancy Policies Attachment D, Section IV: Self-Sufficiency/Supportive Services
SH.2005.08	**Affordable Assisted Living Demonstration**	2005	Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section VII. B: Simplification of the Process to Project Based Section 8 Vouchers Attachment D, Section VII. C: Simplification of the Development and Redevelopment Process
PH.2011.03	**Aging Well Program**	2011	Attachment D, Section IV: Self-Sufficiency/Supportive Services Attachment D, Section V: Single Fund Budget with Full Flexibility
HC.2006.01	**AHA Submarket Payment Standards**	2006	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
RE.2007.03	**Comprehensive Homeownership Program**	2007	Attachment D, Section V: Single Fund Budget with Full Flexibility
SH.2005.09	**Developing Alternative & Supportive Housing Resources**	2005	Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section VII. B: Simplification of the Process to Project Based Section 8 Vouchers Attachment D, Section VII. C: Simplification of the Development and Redevelopment Process
AW.2005.02	**Elderly Income Disregard**	2005	Attachment D, Section I.O: General Conditions
PH.2017.01	**Elimination of Flat Rent**	2017	Attachment D, Section I.O: General Conditions Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section IV: Self-Sufficiency/Supportive Services
PH.2008.03	**Energy Performance Contracting**	2010	Attachment D, Section IX: Energy Performance Contracting
HC.2005.04	**Enhanced Inspection Standards**	2005	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
RE.2005.11	**Gap Financing**	2005	Attachment D, Second Amendment, Section 2: Use of MTW Funds Second Amendment, Section 3: Reinstatement of "Use of MTW Funds" Implementation Protocol
HD.2005.05	**Good Neighbor Program II**	2005	Attachment D, Section IV: Self-Sufficiency/Supportive Services Attachment D, Section V: Single Fund Budget with Full Flexibility

Activity #	Activity	Fiscal Year Impl.	MTW Authorization(s)
HC.2011.02	**Housing Choice Voucher Program HAP Abatement Policy**	2011	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
HD.2005.06	**Human Development Services**	2005	Attachment D, Section IV: Self-Sufficiency/Supportive Services Attachment D, Section V: Single Fund Budget with Full Flexibility
HC.2008.02	**Leasing Incentive Fee (LIF)**	2007	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
SH.2017.01	**Next Step Youth Self-Sufficiency Program**	2017	Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section IV: Self-Sufficiency/Supportive Services Attachment D, Section VII: Establishment of Housing Choice Voucher Program Attachment D, Section VII. B: Simplification of the Process to Project Based Section 8 Vouchers Attachment D, Section VII. C: Simplification of the Development and Redevelopment Process
AW.2011.01	**Non-Elderly Disabled Income Disregard**	2011	Attachment D, Section I.O: General Conditions
RE.2007.04	**Project Based Rental Assistance as a Strategic Tool**	2007	Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section VII. B: Simplification of the Process to Project Based Section 8 Vouchers Attachment D, Section VII. C: Simplification of the Development and Redevelopment Process
RE.2006.02	**Project Based Rental Assistance Site Based Administration**	2006	Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section VII. B: Simplification of the Process to Project Based Section 8 Vouchers Attachment D, Section VII. C: Simplification of the Development and Redevelopment Process
HC.2007.01	**Re-engineering the Housing Choice Voucher Program**	2008	Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section VII: Establishment of Housing Choice Voucher Program Attachment D, Section VII. B: Simplification of the Process to Project Based Section 8 Vouchers Attachment D, Section VII. C: Simplification of the Development and Redevelopment Process
RE.2005.09	**Reformulating the Subsidy Arrangement in AHA-Sponsored Mixed-Income, Mixed-Finance Communities including Centennial Place and AHA's Affordable Communities**	2005	Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section VII. C: Demonstration Program on Project Based Financing

Activity #	Activity	Fiscal Year Impl.	MTW Authorization(s)
HC.2007.02	**Rent Reasonableness**	2011	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
AW.2008.01	**Rent Simplification / AHA Standard Deductions**	2010	Attachment D, Section I.O: General Conditions
RE.2005.10	**Revitalization Program**	2005	Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section VII. B: Simplification of the Process to Project Based Section 8 Vouchers Attachment D, Section VII. C: Simplification of the Development and Redevelopment Process
RE.2012.01	**Single Family Home Rental Demonstration**	2013	Attachment D, Section V: Single Fund Budget with Full Flexibility
SH.2013.01	**Veterans Supportive Housing**	2013	Attachment D, Section IV: Self-Sufficiency/Supportive Services Attachment D, Section V: Single Fund Budget with Full Flexibility
AW.2005.03	**Work/Program Requirement**	2005	Attachment D, Section I.O: General Conditions Attachment D, Section IV: Self-Sufficiency/Supportive Services

AHA Programs

- **AHA-Owned Communities** are AHA's public housing senior/disabled high-rises and family communities.
- **HAVEN** is the collective program of AHA's supportive housing pilots and initiatives for at-risk populations.
- **HomeFlex** is AHA's MTW-Approved Project Based Rental Assistance (or PBRA) program.
- **Housing Choice Voucher Program** is AHA's tenant-based voucher program.
- **MIXED Communities** represent AHA-Sponsored Mixed-Use, Mixed-Income developments on former public housing sites.

AW.2005.01 – $125 MINIMUM RENT

DESCRIPTION

Effective October 1, 2004 (FY 2005), AHA raised its minimum rent from $25 to $125 for its Public Housing and Housing Choice programs. This rent policy does not apply to households where all members are either elderly or disabled and living on a fixed income, in which case their total tenant payment continues to be based on 30% of their adjusted gross income.

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

As the AHA housing model evolved to include mixed-income and HomeFlex (Project Based Rental Assistance) communities, in FY 2017, AHA began to include these other communities in its reporting.

IMPACT

AHA's family policy initiatives such as the work requirement are aligned with standards set in the private sector. These policies are intended to prepare AHA's families to live in market-rate, mixed-income communities. Since raising the minimum rent, the number of families paying minimum rent has steadily decreased as adults move into the workforce. Families are becoming more economically self-sufficient which also allows them to be more competitive within the job market and housing arenas.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics or baseline assumptions. The calculations for FY 2019 include AHA's MIXED and HomeFlex communities.

CE #5: Increase in Agency Rental Revenue		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Rental revenue in dollars (increase).	Rental revenue prior to implementation of the activity (in dollars). **AHA = $25 rent x 2,272 PH and HC households x 12 = $681,000 approx. (FY 2006).**	Expected rental revenue after implementation of the activity (in dollars) = **$125 rent x 489 X 12 $733,500 approx.**

PH.2005.07 – 4-TO-1 ELDERLY ADMISSIONS POLICY AT AHA'S HIGH-RISE COMMUNITIES

DESCRIPTION

AHA implemented an admissions policy that applies to public housing-assisted units in communities for elderly (62 years or older), almost elderly (55 to 61 years old) and non-elderly disabled and allows the admission of four elderly or almost elderly applicants from the waiting list before admitting a non-elderly disabled applicant. This policy helps to create an optimal mix of elderly, almost elderly and non-elderly disabled residents in a community.

IMPACT

Implementation of this policy has helped reach an optimal mix of elderly and non-elderly disabled residents in the AHA-Owned high-rise communities, which has helped create an improved quality of life for all residents. All residents have a greater ability to access services and resources necessary to be engaged and in control of decisions that affect their lives and the aging process.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no significant changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

In AHA-Owned Residential Communities which are undergoing conversions from Section 9 to Section 8 subsidy as part of RAD or AHA's Reformulation Initiative and the residents have been relocated, the households are not included in the benchmark during the transition. As AHA converts the majority of these senior high rises to RAD, the Human Development Services is planning to increase its capacity to provide self-sufficiency and wellness services to seniors and families in these AHA-owned properties undergoing conversion to Section 8 subsidy under RAD.

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency **(defined as the ability to access services and resources needed to be engaged, active and in control of decisions that affect their lives and the aging process)** prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2005)**	Expected households transitioned to self-sufficiency (AHA defines as the ability to access services and resources needed to be engaged, active and in control of decisions that affect their lives and the aging process) after implementation of the activity (number) **= 1,132 households in the AHA-Owned Communities**

SH.2005.08 – AFFORDABLE ASSISTED LIVING DEMONSTRATION

DESCRIPTION

AHA will explore strategies to create affordable assisted living opportunities for low-income elderly persons and persons with disabilities, and to leverage resources with Medicaid Waivers or other service funding.

Early proposals to the State of Georgia Department of Human Resources (DHR) would have allowed elderly residents to age-in-place, provide alternatives to costly nursing home care, and reduce Medicaid budget expenditures. At the Gardens at CollegeTown, AHA and its development partner created 26 units that are designated for persons with mental and developmental disabilities. As part of the programming for this community, the Owner Entity provides service coordination and had considered Medicaid waivers for personal support services, but has been unsuccessful with this approach. Concurrently, AHA and its development partner have pursued development of alternative living services in a licensed personal care home in a newly constructed mid-rise building financed using LIHTC.

IMPACT

Construction began in FY 2015 and was completed with occupancy beginning in 2017 at Oasis at Scholars Landing. The development provides 48 affordable assisted rental units for seniors, targeting veterans who can use Aid and Attendance benefits from the U.S. Veterans Administration to cover the cost of support services. AHA will continue exploring opportunities to use Medicaid funds for assisted-living supportive services.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005. Lease-up of Oasis at Scholar's Landing are expected to be completed in 2018.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2005)**	Expected housing units of the type after implementation of the activity (number) = **48 units**
HC #7: Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2005)**	Expected number of households receiving these services after implementation of the activity (number) = **0 households**

PH.2011.03 – AGING WELL PROGRAM

DESCRIPTION

In support of AHA's efforts to enhance the delivery of case management and supportive services to elderly and persons with disabilities in AHA high-rise communities, AHA in collaboration with Atlanta Regional Commission Area Agency on Aging and other partners, implemented a place-based supportive services pilot using the NORC (Naturally Occurring Retirement Community) model. The NORC is a national program model focused on enabling adults to "age in place" and builds the community capacity to support the process. A strong emphasis is placed on resident involvement with priorities set by residents and new initiatives that capitalize on the economy of scale created by the concentration of individuals with similar needs.

Using lessons learned from the NORC program model and recognizing that there are higher percentages of active older adults who want to maintain their quality of life, AHA introduced the expanded Aging Well program in 2011 to provide our residents with vibrant physical spaces, active programming, and enhanced opportunities for socialization, learning, and wellness. AHA work with the PMDs network of service providers and local universities: (i) to provide activities and learning experiences for the residents that address the “7 Dimensions of Whole Person Wellness,” and (ii) to connect residents with resources to support their physical and mental wellness.

IMPACT

Compared to the baseline prior to implementation, all AHA-Owned Community residents now have the ability to access services and resources needed to be engaged and in control of decisions that affect their lives and the aging process.

While not considered an MTW Activity, AHA’s use of American Recovery and Reinvestment Act (ARRA) funds to renovate the AHA-Owned Residential Communities was informed by the Aging Well strategy. The $20 million renovations included:

- **Site Improvements** – Parking lot, sidewalk and street repairs as well as landscaping and exterior recreation space enhancements.
- **Common Areas** – Lobby, common area and specialty function room renovations including community room, Internet café, TV/media room, fitness center, mail room, wellness services suite, and resident association offices.

These physical improvements facilitate greater socialization and engagement by residents, while providing private rooms for working with service providers. Residents have access to on-site Service Coordinators who help refer and link residents to community-based resources to meet their health and wellness needs. Each property also has on-site programs and activities that promote wellness such as: dance and fitness classes, resource fairs, computer classes, nutrition classes, vision screening, podiatry screening, behavioral health practitioner visits, and nursing student visits.

AHA will continue to promote active aging at the AHA-Owned Residential Communities balancing this initiative with the limited funding for operating and managing the properties.

IMPLEMENTATION YEAR

This activity was approved in the FY 2011 MTW Annual Plan. Implementation began in FY 2011.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

For FY 2019, benchmarks have been established due to the impact of households served within AHA-Owned Communities due to RAD conversions. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

In AHA-Owned Communities which are undergoing conversions from Section 9 to Section 8 subsidy as part of RAD or AHA's Reformulation Initiative and the residents have been relocated, the households are not included in the benchmark during the transition.

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency **(defined as the ability to access services and resources needed to be engaged, active and in control of decisions that affect their lives and the aging process)** prior to implementation of the activity (number). This number may be zero. **AHA = 0** **(FY 2011)**	Expected households transitioned to self-sufficiency (defined as the ability to access services and resources needed to be engaged, active and in control of decisions that affect their lives and the aging process) after implementation of the activity (number) = **1,132 elderly and disabled households**

SS #5: Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). **AHA = 0** **(FY 2011)**	Expected number of households receiving self-sufficiency services after implementation of the activity (number) = **1,132 elderly and disabled households**

HC.2006.01 – AHA SUBMARKET PAYMENT STANDARDS

DESCRIPTION

Using a third-party real estate market research firm, AHA developed its own Payment Standards based on local market conditions and identified submarkets that exist within the City of Atlanta beginning in 2007. Separate payment standard schedules were implemented for each of the identified seven submarkets upon establishment of new HAP contracts and at the recertification of existing contracts.

IMPACT

By aligning its payment standards in the City of Atlanta with actual single-family residential rental costs at the census-tract level, market rents for a particular neighborhood are not skewed by subsidy paid by AHA in neighborhoods. The realignment of the rents also allows AHA to better manage its subsidy allocation so that AHA can provide more housing opportunities in low poverty and less impacted areas. Based on market studies conducted in FY 2016, AHA updated its sub-market payment standards which were expanded from 7 to 23 sub-markets. These new payment standards reflect the dramatic changes in the Atlanta real estate market since 2007. AHA continues to closely monitor the effects of these changes on HAP costs and lease-up rates and will determine when it is necessary to update its payment standards that are higher than the Small Area Fair Market Rents (SAFMR), but most contract rents still continue to be well within the payment standard limits for setting HAP payments or contract rents.

IMPLEMENTATION YEAR

This activity was approved in the FY 2006 MTW Annual Plan. Implementation began in FY 2006. AHA payment standards were updated to 23 submarket rental areas in 2016 and implemented in FY 2017.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations. AHA plans to update its submarket payment standards in FY 2019.

HC #5: Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2006)**	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number) = **1,108 households**

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**

Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. **AHA = 0** **(FY 2006)**	Expected housing units of this type after implementation of the activity (number) = Number of units on AHA HCVP over the HUD FMR standards: **1,108 units**

RE.2007.03 – COMPREHENSIVE HOMEOWNERSHIP PROGRAM

DESCRIPTION

AHA will continue implementing its Comprehensive Homeownership Program which develops affordable homeownership opportunities in healthy, mixed-income communities and prepares low- to moderate-income families in becoming successful homeowners utilizing the following approaches:

(1) Housing Choice Voucher Homeownership Program provides mortgage payment assistance to qualified Housing Choice clients seeking homeownership.

(2) Down Payment Assistance for first-time home buyers throughout the City of Atlanta in the form of a subordinated mortgage loan to households that earn up to 80 percent (or 115 percent depending on the funding source) of the metropolitan Atlanta area median income (AMI).

IMPACT

AHA's homeownership program increases affordable homeownership opportunities for low-income families and helps to reduce the excess inventory of newly constructed single family units in the market. AHA further increases homeownership opportunities by leveraging other state and local down payment assistance programs and available funds. To date, AHA has assisted more than 500 first-time, low-income homebuyers through its various Down Payment Assistance programs.

IMPLEMENTATION YEAR

This activity was approved in the FY 2007 MTW Annual Plan. Implementation began in FY 2007.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. **AHA = 0** **(FY 2007)**	Expected housing units of this type after implementation of the activity (number) = **10 units**

HC #6: Increase in Homeownership Opportunities		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households that purchased a home as a result of the activity (increase).	Number of households that purchased a home prior to implementation of the activity (number). This number may be zero. **AHA = 0** **(FY 2007)**	Expected number of households that purchased a home after implementation of the activity (number) = **10 households**

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency **(defined as households with sufficient income and savings to maintain a mortgage without subsidy)** prior to implementation of the activity (number). This number may be zero. **AHA = 0 households (FY 2007)**	Expected households transitioned to self-sufficiency (defined as households with sufficient income and savings to maintain a mortgage without subsidy) after implementation of the activity (number) = **2 households**

SH.2005.09 – DEVELOPING ALTERNATIVE & SUPPORTIVE HOUSING RESOURCES

DESCRIPTION

AHA will continue developing and implementing alternative and supportive housing resources for income-eligible families. Resources include Elderly Designated Housing, Special Needs Designated Housing for Persons with Disabilities, Affordable Assisted Living or other supportive housing initiatives.

The purpose of supportive housing is to provide at-risk populations – who are often homeless or soon-to-be homeless – with a stable housing arrangement that includes intensive, often specialized support services that address individual needs. At-risk populations include homeless individuals and families, persons with physical, mental or developmental disabilities, military veterans, families separated due to the lack of housing, youth aging out of foster care, and other target groups that need quality, affordable housing.

In support of citywide and nationwide efforts to reduce and prevent homelessness, AHA will continue to use its MTW flexibility and funds to explore various rent reforms and additional homelessness initiatives and pilots. AHA will also continue to collaborate with the United Way of Greater Atlanta, the City of Atlanta Continuum of Care (CoC), the U.S. Department of Veterans Affairs, HUD, Georgia Division of Family and Children Services, and various state and local entities to address the housing needs of various at-risk populations.

IMPACT

Using its MTW flexibility to partner with the private sector, government agencies, and the service provider community, AHA has created multiple solutions to address the various local housing needs of at-risk populations. These solutions include its tenant-based supportive housing pilot, short-term housing assistance pilot, conversion of the Georgia Housing Vouchers. While the Family Unification Program and Veterans Affairs Supportive Housing special purpose vouchers are not MTW Activities, AHA has continued to expand its use of these programs to support its supportive housing objectives. Phoenix House is a supportive housing community for residents with mental impairments and was scheduled to come on-line in November 2017. The development includes 44 PBRA units.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

In FY 2019, AHA plans to modify its HAVEN HomeFlex selection procedures to incorporate an alternative competitive process in collaboration with the City of Atlanta, Partners for HOME and the United Way of Greater Atlanta. The process would allow interested landlords to submit a single application for multiple funding sources, including acquisition and construction funding, supportive services funding, and subsidy, in order to speed the development of new HAVEN units. The process would be open for three years, or until allocated vouchers are expended. Only AHA will determine whether to award AHA funding, and any award will be subject to approval by AHA's Board of Commissioners.

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. **AHA = 0** **(FY 2005)**	Expected housing units of this type after implementation of the activity (number) = **80 new units**

HC #7: Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). This number may be zero. **AHA = 0** **(FY 2005)**	Expected number of households receiving these services after implementation of the activity (number) = **80 households**

AW.2005.02 – ELDERLY INCOME DISREGARD

DESCRIPTION

AHA amended its Income Disregard policy to include when determining annual household income, AHA will disregard the employment income of an Elderly Person or Disabled Person whose source(s) of income are Social Security, SSI, and/or other similar fixed income received from a verified plan ("Annual Fixed Income"). For those cases in which the Annual Fixed Income is not the primary source of income, Atlanta Housing Authority, in its discretion, may establish a limit on the amount of employment income that may be disregarded. Any employment income that is not disregarded will be included in annual household income for purposes of calculating Total Tenant Payment.

This policy will be applicable to all AHA housing assistance programs and serve as the replacement for applicable HUD rules and regulations.

IMPACT

Compared to baseline, the number of households with working elderly persons has increased. The increase in working elderly households took place largely in the first few years after implementation of the policy. Each year this number seems to trend upward slightly. Most importantly, individuals who choose to work may improve their quality of life and an increased level of self-sufficiency. This policy complements AHA's Aging Well strategy by encouraging elderly individuals to maintain their engagement in their communities.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2019. Changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency **(defined as elderly persons who have earned income)** prior to implementation of the activity (number). This number may be zero. **AHA = 26 households (FY 2005)**	Expected households transitioned to self-sufficiency (defined as elderly persons who have earned income) after implementation of the activity (number) = **120 households**

PH.2017.01 – ELIMINATION OF FLAT RENT

An MTW activity – PH.2003.01 – Affordable Fixed Rent / Affordable Flat Rent – was approved in the FY 2003 MTW Annual Plan. This activity builds on the intent with this previously approved MTW activity.

DESCRIPTION

With HUD's changes in flat rent requirements, AHA may explore rent structures consistent with self-sufficiency goals, private sector practices and the goal to increase housing opportunities for low-income families (statutory objective #3).

In anticipation of future conversions of subsidy from Section 9 to Section 8 and to provide greater alignment between affordable housing programs, AHA eliminated flat rents from its public housing communities. Flat renters are in transition to the standard income-adjusted rents in which a household pays 30 percent of their income towards rent and utilities.

There are compelling reasons to implement this policy. Few households – 1.3 percent – utilize this option. Because flat rent households tend to be higher income households, income-adjusted rents are more consistent with HUD's emphasis on creating greater housing opportunities for those most in need. As conversions from Section 9 to Section 8 funding using AHA's HomeFlex program are completed, eventually all households will pay income-adjusted rents. Additionally, HUD guidance introduced in 2014 created a greater administrative burden on AHA and its Property Management/Developers to adjust and track the flat rents each year for very few households. AHA will continue to phase-out the flat rent until no flat rent families remain on the program.

In accordance with its MTW Agreement, AHA conducted an impact analysis as part of its FY 2016 Annual Report. Based on this assessment of current incomes of flat renters combined with the new HUD-mandated flat rent annual adjustments, AHA anticipated limited impacts to the preponderance of affected households. For current flat renters, AHA has communicated with the families and has begun phasing in the changes during FY 2017 in order to prevent hardship to affected families. All new admissions to public housing units are only provided income-based rent calculations.

IMPACT

In 2015, AHA amended its flat rent policies to comply with the statutory changes contained within Public Law 113 – 76, the Fiscal Year 2014 Appropriations Act. HUD required that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. At the time, 77 households were paying flat rents. AHA followed a phase-in schedule in adjusting its flat rents. Currently, 13 residents (or <1% of public housing residents in AHA-Owned Communities) have chosen the flat rent option and would be affected by this change.

IMPLEMENTATION

This activity was approved in the FY 2017 MTW Annual Plan. Implementation began in FY 2017.

STANDARD HUD METRICS

HC #1: Additional Units of Housing Made Available*		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. **AHA = 26 (FY 2016)**	Expected housing units of this type after implementation of the activity (number) = **5 new units**

**HUD Standard Metric used assumes that some families will opt-out and make new units available for other low-income families.*

PH.2008.03 – ENERGY PERFORMANCE CONTRACTING

DESCRIPTION

AHA continues to employ energy conservation and efficiency standards, practices and improvements to its properties while enhancing the quality of the living environment for its residents. AHA is utilizing an Energy Performance Contract (EPC) to facilitate upgrades at its AHA-Owned Residential Communities as well as pursuing other funding for green initiatives.

Under AHA's MTW Agreement (*Attachment D, Section IX*), AHA or its agents may, without prior HUD approval, enter into energy performance contracts (EPCs) with Energy Service Companies (ESCos) and make local determinations of the terms and conditions of EPCs, including the debt service source, in order to satisfy reasonable financing requirements, provided that with respect to each contract the term does not exceed twenty (20) years and at least 50% of the energy cost savings are used to pay financing and debt service costs. AHA is authorized to keep the savings under an EPC up to 50 percent of cost savings, which is above the 25 percent cost savings allowed for non-MTW housing authorities.

Working with Johnson Controls, in FY 2011 AHA implemented its second energy performance contract (EPC) which combines a $9.1 million EPC loan with additional MTW funds. Through the EPC project AHA serviced newer HVAC systems in the buildings, replaced the older systems with new more energy efficient systems, upgraded bathrooms with new sinks, light fixtures, low-flow faucets and showerheads, toilets and compact fluorescent lights. AHA will continue to implement energy conservation measures (ECMs) as is determined to be necessary when recapitalizing AHA-owned properties converted to RAD.

IMPACT

These capital improvements complement and supplement the ARRA renovations begun in FY 2010 and accelerate AHA's ability to continue the physical improvements designed to support delivery of vibrant "aging well" programs for its residents. The savings have been higher than anticipated due to the success of the energy conservation measures while program costs remained approximately the same as anticipated. Because of AHA's MTW relief, AHA is able to keep the savings for other improvements and services.

IMPLEMENTATION YEAR

This activity was approved in the FY 2008 MTW Annual Plan. Implementation began in FY 2010.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars). **AHA = 0** **(FY 2011)**	Expected cost of task after implementation of the activity (in dollars) = **$39,000 cost savings AHA is allowed to keep under its MTW Agreement.**

HC.2005.04 – ENHANCED INSPECTION STANDARDS

DESCRIPTION

Components of AHA's Enhanced Real Estate Inspection systems include: inspections for single family, duplex, triplex and quadraplex units that include pre-contract assessments; initial inspections for property inclusion in the HC program; annual property and unit inspections; special inspections as initiated by participant, landlord or neighbors related to health and safety issues; and Quality Control inspections used to re-inspect properties that have passed or failed previous inspections.

AHA will continue enhancing its inspection standards and processes to improve the delivery of quality affordable housing to Housing Choice participants, in a tight real estate market, AHA has recognized some inefficiencies. As a result, AHA reviewed and streamlined its Enhanced Inspections Standards to better align with private rental market practices and reduce administrative burden, where feasible. For example, AHA eliminated the requirement for landlords to provide gas certifications at the initial inspection. Gas certifications are only required at the inspector's discretion, such as when a gas appliance is not accessible. AHA also revised its Site & Vicinity standard to make the determination clearer for landlords.

IMPACT

Enhanced real estate inspections have improved the quality and safety of AHA's families' homes.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. **AHA = 0** **(FY 2005)**	Expected housing units of this type after implementation of the activity (number) = **Approximately 9,387 units** **in AHA's jurisdiction.**

RE.2005.11 – GAP FINANCING

DESCRIPTION

AHA supports the financial closings of mixed-income rental communities that serve low-income families (earning less than 80% of Area Median Income) to include Tax Credit, Project Based Rental Assisted-units and public housing assisted-units. Gap financing alleviates the challenges in identifying investors and funders for proposed real estate development projects.

IMPACT

Gap financing facilitates financial closings in development projects, thereby creating new affordable housing opportunities. In FY 2015, gap financing facilitated completion of Oasis at Scholars Landing, a 60-unit affordable assisted living community. In FY 2017, AHA provided gap financing for the RAD conversion of Juniper and Tenth Highrise and within FY 2018 gap financing for Piedmont Road Highrise.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2011)**	Expected number of housing units of this type after implementation of the activity (number) = **583 units**

HD.2005.05 – GOOD NEIGHBOR PROGRAM II

DESCRIPTION

AHA's Good Neighbor Program (GNP) is an instructional program established by AHA and taught by a community or academic entity secured through a competitive solicitation. The curriculum includes training on the roles and responsibilities of being a good neighbor after relocating to amenity-rich neighborhoods. AHA leverages MTW Funds with contracted resources to support the implementation of this program.

The program expanded its coursework to include a certification requirement for participants under three "real life" issues: (1) conflict resolution and problem solving; (2) community expectations and, (3) valuing life-long education. The training program components include tenant/landlord relationships, self-reliance and personal responsibility, civic responsibilities and engagement, being a good neighbor, AHA's Housing Choice Family Obligations, training program for youth.

All households that receive a Housing Choice voucher are required to attend GNP.

IMPACT

Providing training under the Good Neighbor Program prepares families to be successful neighbors. The continuation of Human Services and Support Services also assists with the successful transition of assisted families into their new neighborhoods and as contributing members of their communities.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005. Program enhanced in FY 2018.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations. The FY 2019 benchmark aligns with the enhanced Good Neighborhood Program.

SS #5: Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). **AHA = 0** **(FY 2005)**	Expected number of households receiving self-sufficiency services after implementation of the activity (number) = **800 households to participate in Good Neighborhood Program**

HC.2011.02 – HOUSING CHOICE VOUCHER PROGRAM HAP ABATEMENT POLICY

DESCRIPTION

AHA, in its discretion, may develop and implement procedures and practices governing the abatement of housing assistance payments payable to owners in the event a rental unit assisted under the HCVP fails to comply with AHA's Inspection Standards. The procedures and practices established under this policy are set forth in the HCVP operating procedures and implemented as a substitute for any applicable HUD rules and regulations.

IMPACT

AHA has continued to professionalize its relationships with Landlords. Through elevating expectations and standards for accountability and a higher quality product, the private sector real estate community has responded in kind. These positive changes have resulted in a higher caliber of units and Landlords participating in the program who are attracted to AHA's streamlined way of doing business. By becoming a better and more astute business partner, AHA has begun to reposition the Housing Choice program as an asset in the broader Atlanta community. It is critical to increase the rental supply in light of local market conditions.

IMPLEMENTATION YEAR

This activity was approved in the FY 2011 MTW Annual Plan. Implementation began in FY 2011.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations from the previous fiscal year. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #5: Increase in Agency Rental Revenue		
Unit of Measurement	**Baseline**	**FY 2019 Benchmark**
Rental revenue in dollars (increase) = **HAP savings**	Rental revenue prior to implementation of the activity (in dollars). **AHA = 0 (FY 2011)**	Expected rental revenue after implementation of the activity (in dollars) = **Expected HAP savings based on 280 units = $627,008**

HD.2005.06 – HUMAN DEVELOPMENT SERVICES

DESCRIPTION

AHA continues to utilize its MTW flexibility to facilitate self-sufficiency of households participating in its Housing Choice Voucher Program with particular emphasis on the following population segments:

1. Working-age Adults - AHA's Human Development Strategy will primarily focus on assisting households to become compliant with its Work/Program Participation requirement by providing human development case management services and connecting household members to specialized supportive services provided by organizations contracted by AHA;
2. Elderly and Disabled Adults - providing supportive services for aging in place and independent living; and,
3. Children (0-5) and Youth (6-17) - advancing educational success and opportunities.

In FY 2014, AHA began utilizing an expanded Human Development Services staff (including two Family Self-Sufficiency Program funded coordinators) to assess the specific needs of the whole family in support of Target Adults transitioning to the workforce. As a continuation in FY 2019, through its existing operations, one of its non-profit affiliates and service providers, AHA will begin outreach and planning to develop enhanced service provider contracts and will continue to advance its human development and partnership efforts.

For families whose reasons for unemployment may be related to other issues, such as job skills development or access to quality affordable childcare, AHA has expanded its Service Provider Network to include 126+ community organizations that address a broad spectrum of support services, including services that address the needs of senior and disabled household members. AHA staff also conduct resource briefings and workshops on topics such as résumé writing and how to enter the Georgia's state child care lottery.

AHA will continue to utilize its MTW Single Fund to support its human development services initiatives.

IMPACT

AHA's philosophy for supporting families through the process of positive transformation is premised on a belief that all members, but especially non-elderly, non-disabled adult members, can and should contribute to the community, and that communities should provide a nurturing environment for such contribution. AHA's human development approach has been developed from numerous lessons learned in similar human and community development situations and believes that it is important to offer support to all members of the family balanced with clear information about individual responsibilities. As a result, the human development process is designed to counsel, coach and educate. Providing the human development intervention and guidance for the next generation will ensure a better chance for individual success, thereby, resulting in successful communities.

Since inception of the most recent initiatives in February 2014, AHA has seen the effectiveness of this human development services approach, with nearly 700 families becoming compliant or progressing. AHA will continue to advance the strategy in FY 2019.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to implementation of the revised Human Development Service Delivery Model.

SS #5: Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). **AHA = 0 (FY 2005)**	Expected number of households receiving self-sufficiency services after implementation of the activity (number) = **103 households** using human development services case management

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency **(AHA defines as households moving from non-compliant with work requirement to Compliant and Progressing)** prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2005)**	Expected households transitioned to self-sufficiency **(AHA defines as households moving from non-compliant with work requirement to Compliant and Progressing)** after implementation of the activity (number) = **47 households**

SS #3: Increase in Positive Outcomes in Employment Status		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Report the following information separately for each category: (1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	Head(s) of households in <<**all categories**>> prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2005)**	Expected head(s) of households in <<all categories>> after implementation of the activity (number) = **150 households** using human development services case management

HC.2008.02 – LEASING INCENTIVE FEE (LIF)

DESCRIPTION

Originally used as a de-concentration strategy to provide financial incentives to encourage landlords and property owners to lease available housing to families impacted by relocation from AHA projects to be demolished. AHA continues to utilize this incentive to incent applicants and participants in the program move process to find units faster and submit their requests for tenancy approval as well as to remove barriers to leasing, such as security deposits and application fees. The LIF also attracts more landlords in areas of opportunity.

IMPACT

This tool was a critical element of the Quality of Life Initiative in which AHA facilitated relocation for nearly 3,000 families in public housing. In FY 2016, AHA began offering Leasing Incentive Fees to landlords on behalf of applicants that turn in a Request for Tenancy Approval (RTA) within 30 days of voucher issuance. AHA continues to provide leasing incentive fees to increase the number of landlords and rental supply to increase utilization of the Housing Choice vouchers.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2007.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #5: Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2005)**	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number) = **128 households**
HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2005)**	Expected housing units of this type after implementation of the activity (number) = **128 units** in which household utilized LIF.
HC #7: Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2005)**	Expected number of households receiving these services after implementation of the activity (number) = **128 households** receiving LIFs.

SH.2017.01 – NEXT STEP YOUTH SELF-SUFFICIENCY PROGRAM

DESCRIPTION

AHA will continue developing and implementing alternative and supportive housing resources for income-eligible families. Resources include Elderly Designated Housing, Special Needs Designated Housing for Persons with Disabilities, Affordable Assisted Living or other supportive housing initiatives.

Working with the Georgia Department of Family and Children Services ("DFCS") and its contracted Independent Living Program service providers, AHA is proposing a new MTW activity referred to as "Next Step" to provide vouchers to house foster care youth ages 18-23 that age out of foster care ("transitioning youth") and that are working with the State-supported Independent Living Program (ILP). The purpose of the voucher is to help the aged out foster youth stabilize their living situation, avoid becoming homeless and move toward self-sufficiency. Initially, AHA will offer vouchers to house up to 25 eligible transitioning youth that are properly vetted and referred by DFCS.

Typically, when a foster youth reaches 18 years of age, they exit the system and often lack the independent living skills and guidance to "make it" on their own. Often transitioning youth become homeless. AHA seeks to supply vouchers to house transitioning youth for up to 36 months or until age 23, whichever comes first. AHA reserves the authority to extend vouchers up to 12 months to allow full-time students to complete their degree or other circumstances on a case-by-case basis and in consultation with DFCS.

AHA will also require voucher-holders under this activity to begin, continue, and/or maintain appointments and visits with social service providers as recommended by DFCS (or its contracted ILP service providers) to assist these families in the preparation of living independently and creating a stable living environment. AHA may not issue any vouchers and may consider DFCS recommendations on whether to renew voucher contracts to families (transitioning youth) that refuse or withdraw from appropriate service-level case management (or equivalent ILP requirements), including the refusal to meet AHA's work/program requirements.

Vouchers issued under this activity are not portable, are subject to minimum rent, and standard AHA rent calculations. Under AHA's Supportive Housing policies (Statement of Corporate Policies) alternative occupancy arrangements (e.g., shared housing and sponsored housing) may be considered.

Overall, this activity requires a strong working partnership between AHA and the state DFCS office and Independent Living Program, where AHA will administer the vouchers and DFCS will refer the transitioning youth to AHA. An overview of the process resembles the following:

- Collaboration between AHA, DFCS, and service providers to create measurable goals and standards for success and to jointly create forms and processes, which may be achieved through regular meetings and trainings;
- Referral process between AHA and DFCS, where both agencies will establish points-of-contact to expedite the housing/referral process, through pre-screenings and other measures administered by DFCS prior to referrals (other agencies may refer to DFCS for referral to AHA). AHA will finalize eligibility of referrals and issue vouchers as appropriate.

IMPACT

Using its MTW flexibility to partner with the private sector, government agencies, and the service provider community, AHA has created multiple solutions to address the various local housing needs of at-risk populations.

IMPLEMENTATION YEAR

This activity was approved in the FY 2017 MTW Annual Plan. Implementation began in FY 2017.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2017)**	Expected housing units of this type after implementation of the activity (number) = **10 units**

HC #7: Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2017)**	Expected number of households receiving these services after implementation of the activity (number) = **10 households**

SS #5: Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). **AHA = 0 (FY 2017)**	Expected number of households receiving self-sufficiency services after implementation of the activity (number) = **10 households**

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency **(AHA defines as households moving from non-compliant with work requirement to Compliant and Progressing)** prior to implementation of the activity (number). This number may be zero. **AHA = 0** **(FY 2017)**	Expected households transitioned to self-sufficiency **(AHA defines as households moving from non-compliant with work requirement to Compliant and Progressing)** after implementation of the activity (number) = **5 households**

SS #3: Increase in Positive Outcomes in Employment Status		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Report the following information separately for each category: (1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	Head(s) of households in <<**all categories**>> prior to implementation of the activity (number). This number may be zero. **AHA = 0** **(FY 2017)**	Expected head(s) of households in <<all categories>> after implementation of the activity (number) = **10 households**

AW.2011.01 – NON-ELDERLY DISABLED INCOME DISREGARD

DESCRIPTION

AHA amended its Income Disregard policy to include when determining annual household income, AHA will disregard the employment income of an Elderly Person or Disabled Person whose source(s) of income are Social Security, SSI, and/or other similar fixed income received from a verified plan ("Annual Fixed Income"). For those cases in which the Annual Fixed Income is not the primary source of income, Atlanta Housing Authority, in its discretion, may establish a limit on the amount of employment income that may be disregarded. Any employment income that is not disregarded will be included in annual household income for purposes of calculating Total Tenant Payment.

This policy will be applicable to all AHA housing assistance programs and serve as the replacement for applicable HUD rules and regulations.

IMPACT

Since implementation of this policy, the number of households with working non-elderly disabled persons has not significantly changed, and we do not anticipate any significant fluctuations in future years. Most importantly, individuals who choose to work may improve their quality of life and an increased level of self-sufficiency. This policy complements AHA's Aging Well strategy by encouraging disabled individuals to maintain their engagement in their communities.

IMPLEMENTATION YEAR

This activity was approved in the FY 2011 MTW Annual Plan. Implementation began in FY 2011.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations. The FY 2019 projections are based on a determination of average percentage of households that received a non-elderly income and REOS will share the cause of net changes for HomeFlex and Mixed Communities.

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency **(defined as non-elderly disabled persons who have earned income)** prior to implementation of the activity (number). This number may be zero. **AHA = 82 households (FY 2011)**	Expected households transitioned to self-sufficiency (AHA defines as non-elderly disabled persons who have earned income) after implementation of the activity (number) = **157 households**

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RE.2007.04 – HOMEFLEX (PROJECT BASED RENTAL ASSISTANCE) AS A STRATEGIC TOOL

DESCRIPTION

AHA designed its MTW Project Based Rental Assistance (PBRA) program (now called "HomeFlex") in which, through a competitive process, AHA solicits private developers and owners interested in reserving a percentage of their multi-family rental units for at least ten years. Commitments for HomeFlex may be extended beyond the ten-year period after meeting agreed upon conditions. As AHA receives and approves proposals from developers for multi-family rental properties outside of AHA's jurisdiction, AHA may negotiate intergovernmental agreements with PHAs or local governments in the Atlanta metropolitan area. AHA will continue to use its HomeFlex program to expand the availability of quality affordable housing in healthy, mixed-income communities for families and the elderly, to further develop supportive services housing, and as a tool for its Reformulation initiative and RAD conversions.

IMPACT

AHA's HomeFlex program has successfully increased the long-term availability of more than 5,000 market-quality new and existing affordable units to low-income families in Atlanta. Under HomeFlex, AHA enters into long-term agreements with private-sector owners of multi-family developments to reserve a portion of their units for eligible residents for up to 15 years.

IMPLEMENTATION YEAR

This activity was approved in the FY 2007 MTW Annual Plan. Implementation began in FY 2007.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2007)**	Expected housing units of this type after implementation of the activity (number) = **1,093 units**

HC #2: Units of Housing Preserved		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity (number). **AHA = 0 (FY 2007)**	Expected housing units preserved after implementation of the activity (number) = **1,093 units**

RE.2006.02 – HOMEFLEX (PROJECT BASED RENTAL ASSISTANCE) SITE BASED ADMINISTRATION

DESCRIPTION

AHA created and implemented a HomeFlex (previously known as AHA's MTW Project Based Rental Assistance) Agreement, which replaces the former Project Based HAP contract, for the effective implementation of the HomeFlex Site-Based Administration. Under site-based administration, the owner entities of such developments and their professional management agents have full responsibility, subject to AHA inspections and reviews, for the administrative and programmatic functions carried out in connection with admissions and occupancy procedures relating to HomeFlex assisted units.

IMPACT

This process has made the HomeFlex program attractive to private sector real estate professionals by allowing them to manage and mitigate their market risk associated with owning and implementing the program. AHA provides oversight and accrues administrative cost savings over direct management.

IMPLEMENTATION YEAR

This activity was approved in the FY 2006 MTW Annual Plan. Implementation began in FY 2006.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars). **AHA = Estimated savings realized in Baseline Year: 923 HomeFlex Units x HUD CY2008 PUM HC Blended Admin Fee Rate ($53.26) x 12 months x 80% (assuming AHA still incurs 20% of the admin costs) = $471,926 Baseline Agency Cost Savings for HomeFlex Units administered at the site. (FY 2008)**	Expected cost of task after implementation of the activity (in dollars) = **Estimated savings for Benchmark Year: 6,180 HomeFlex (PBRA) Units x HUD CY2018 PUM HC Column A Admin Fee Rate ($75.73) x 12 months x 80% =** **$4.5 million Baseline Agency Cost Savings**
CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours). **AHA =** **Divide the agency cost savings by AHA hourly rate to estimate staff time savings.** **$471,926 ÷ $35 =** **13,484 hours saved (FY 2008)**	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = **$4.49 million ÷ $35 =** **128,369 hours saved**

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

DESCRIPTION

AHA will continue to re-engineer, enhance, and streamline its business processes and related policies, procedures, and business documents such as Family Obligations, using its MTW flexibility to (1) increase cost efficiency of administering the program; (2) increase housing opportunities for families; and (3) advance self-sufficiency of Housing Choice Participants. Housing Choice Voucher Program core business processes under review include: 1- Waitlist, 2- Portability, 3- Eligibility & Voucher Issuance, 4- Referrals, 5- Landlord Eligibility & RTA, 6- Unit Eligibility, 7- HAP & UAP Payments, 8- HAP Contract & Contract Maintenance, 9- Recertification, 10- Move Request, 11- Inquiry Management, 12-Compliance.

In the interests of families and as stewards of federal funds, AHA has strived to build long-term relationships with landlords that want to provide quality affordable housing. Despite opening and pulling from its waiting list in 2015 and 2016, AHA has seen voucher holders struggle to find available, appropriately sized units in Atlanta that meet AHA's Enhanced Inspections Standards. In turn, AHA has faced tough negotiations with landlords seeking rents that keep pace with a rising market.

In response to a tight real estate market, AHA has explored several approaches to increase availability of inventory and market the Housing Choice program. These approaches are designed to balance the differences between multi-family properties and single family properties, and the differences between new landlords and tenured, experienced landlords with a reliable track record. AHA has also continued to re-examine operating policies and modify them where appropriate to align with private sector business practices and expectations of property owners and to eliminate administrative burdens that hamper lease-up times.

For example, working with its Landlord Advisory Group during FY 2016, AHA re-examined its abatement policy and implemented an approach that incents responsible landlords that promptly address unit repairs and maintenance, while appropriately penalizing and withholding Housing Assistance Payments to landlords with units that fail inspections and destabilize families.

Below are examples of activities AHA has implemented or plans to implement to ensure successful lease-up of Housing Choice applicants and participants.

- **Marketing Plan** – AHA has increased its outreach and marketing to large multi-family property owners and current property owners that own other non-participating properties. The marketing campaign will focus on raising awareness of the benefits of working with AHA, debunking the myths about assisted families, and educating the prospective property owners on how the program works. AHA will continue to collaborate with the City of Atlanta, Invest Atlanta, Atlanta Apartment Association, and the Atlanta Real Estate Collaborative to engage more property owners throughout the city.

- **Unit Incentive Fees** (Inspection First-Time Pass Bonus for Single Family Units) – Using savings from abatements, AHA will make one-time incentive payments to landlords each time their units pass on the initial inspection on the first attempt and they subsequently lease their units to Housing Choice applicants and participants under new contracts. AHA is launching a four-month pilot during FY 2016.

- **Leasing Incentive Fees** – AHA began offering Leasing Incentive Fees to landlords on behalf of applicants that turn in a Request for Tenancy Approval (RTA) within 30 days of voucher issuance. Leasing Incentive Fees are non-reimbursable and defray the costs of application fees and security deposits. AHA will also offer New Contract Incentives for Single Family Homes.

- **Streamlined AHA Enhanced Inspections Standards** – AHA reviewed and streamlined its Enhanced Inspections Standards to better align with private rental market practices and reduce administrative burden, where feasible. For example, AHA eliminated the requirement for landlords to provide gas

certifications at the initial inspection. Gas certifications are only required at the inspector's discretion, such as when a gas appliance is not accessible. AHA also revised its Site & Vicinity standard to make the determination clearer for landlords.

- **Expedited Lease-up at High-Performing Multi-Family Properties** – AHA will continue to implement its program allowing high-performing multifamily properties scoring 97 or greater on AHA's comprehensive property assessments, to conduct self-certification inspections signed by the participant and the landlord, and expedited processing of the housing assistance contracts and lease addendums. AHA conducts quality control inspections on a percentage of these units on an annual basis. The implementation of this program has reduced the lease-up cycle time for these properties from an average 25 days to 5 – 7 days.

- **Self-Certification Inspections at Multi-Family Properties** – In FY 2016, AHA began allowing multi-family properties scoring 87 or greater on its comprehensive property assessments to conduct self-certification inspections signed by the participant and the landlord. AHA will conduct follow-up inspections on these units within 45 – 60 days following lease-up.

- **Rent Determination** – AHA will continue to implement enhancements to its rent determination process, offering fixed-rate boosts on units for major system upgrades, and allowing landlords to submit comparable rents including leases for comparable units and certain multiple listing service rents

- **Applicant/Participant Education** – AHA will implement an educational program that better equips applicants and participants with information that helps them identify and secure quality housing, especially in high opportunity areas.

- **Updated Sub-Market Payment Standards** – AHA currently uses its own payment standards for seven submarkets. These payment standards were introduced in 2007. In FY 2016, AHA contracted with a nationally recognized consultant to conduct a rental market study. The consultant identified the need for new payment standards and more sub-markets to more closely reflect market dynamics. AHA rolled-out new payment standards in FY 2017, which also complies with the SAFMR final rule.

During FY 2019, AHA will continue to streamline its internal business processes and systems with the goal of ensuring successful lease-ups, stabilizing families, and expanding partnerships with landlords. AHA will also continue to enhance HCVP to ensure that privately-owned housing options are available in the City of Atlanta.

IMPACT

By creating its own Housing Choice Program standards, business practices and procedures based on private real estate market principles, AHA has improved cost efficiencies and reduced the administrative burden, enhanced its image within the community and amongst landlords, and, ultimately, created a program that enables and empowers families to move toward self-sufficiency.

IMPLEMENTATION YEAR

This activity was approved in the FY 2007 MTW Annual Plan. Implementation began in FY 2008.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars). **AHA = Overhead Cost of $12 million which was voucher administration cost of $1,309 per voucher (FY 2008)**	Expected cost of task after implementation of the activity (in dollars) = **Overhead Cost of $8.1 million** which is a **voucher administration cost of $768/voucher**

RE.2005.09 – REFORMULATING THE SUBSIDY ARRANGEMENT IN AHA-SPONSORED MIXED-INCOME, MIXED-FINANCE COMMUNITIES INCLUDING CENTENNIAL PLACE AND AHA'S AFFORDABLE COMMUNITIES

DESCRIPTION

AHA continues to explore strategies to reformulate the subsidy arrangement for AHA-sponsored mixed-income, mixed-finance communities (MIXED Communities) and AHA-Owned Communities from public housing operating subsidy (under the existing Annual Contributions Contract) to HomeFlex (under a HomeFlex Agreement), in order to sustain and preserve investments in these multi-family rental communities. AHA has worked with HUD to develop the program structure and process for implementation based on the Centennial Place demonstration model.

On November 2, 2012, HUD approved AHA's proposal to pilot AHA's Reformulation Demonstration Program under the auspices of its MTW Agreement at Centennial Place. In conjunction with the reformulation of Centennial Place, AHA received additional Housing Choice voucher funding April 23, 2013, which will be used as part of the HomeFlex funding to replace the public housing operating subsidy upon conversion**.**

During FY 2018, AHA will continue with its implementation of the reformulation program at Centennial Place while exploring reformulation/conversion strategies that will improve long-term financial sustainability and preserve public and private investments in its other 15 mixed-income rental communities and AHA-Owned Communities, as anticipated in and pursuant to AHA's MTW Agreement.

IMPACT

The ultimate objective of the Reformulation Demonstration Program at Centennial Place is to reposition the 301 AHA-assisted units so that these units will carry their aliquot share of the debt service, equity requirements, and operating costs for the property for the long-term sustainability of the development.

During FY 2015, under the Reformulation Demonstration Program, all 301 units were converted. In FY 2016, AHA's developer partner received Low Income Housing Tax Credits for Phase II. Utilizing tax credits, AHA's Developer Partner will continue the rehabilitation of Phases III and IV.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #2: Units of Housing Preserved		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity (number). **AHA = 0** **(FY 2005)**	Expected housing units preserved after implementation of the activity (number) = **0 units**

HC.2007.02 – RENT REASONABLENESS

DESCRIPTION

AHA developed and initiated rent reasonableness determinations in which an independent market analysis is conducted to establish the market equivalent rent for each residential unit in AHA's Housing Choice Voucher Program. This will result in improved and consistent rent determination outcomes, which will stabilize Housing Choice contract rents in line with the rental market and available subsidy resources.

IMPACT

Using internal real estate expertise and knowledge of rents in the Atlanta market as well as professional services, AHA's rent determinations reflect the changing market rent dynamics and realities of the residential real estate market. More accurate and timely determination of rents has allowed AHA to realize HAP savings.

Based on market studies conducted in FY 2016, AHA introduced updated sub-market payment standards, which were expanded from 7 to 23 sub-markets. These new payment standards also reflect the dramatic changes in the Atlanta real estate market since 2007. While all rents are subject to rent reasonableness determinations, AHA expects the cumulative effects of the payment standards may increase certain HAP costs. AHA contract rents across the City of Atlanta are significantly higher than HUD's SAFMRs, however, the rents do not rise to the full level of AHA's alternative payment standards, which are higher.

IMPLEMENTATION YEAR

This activity was approved in the FY 2007 MTW Annual Plan. Implementation began in FY 2011.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #5: Increase in Agency Rental Revenue		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Rental revenue in dollars (increase).	Rental revenue prior to implementation of the activity (in dollars). **AHA = Average HAP per voucher = $916.** **HAP assistance = $81 million (FY 2011)**	Expected rental revenue after implementation of the activity (in dollars) = **Average HAP/voucher = $786.** **Projected HAP assistance = $77 million**

AW.2008.01 - RENT SIMPLIFICATION / AHA STANDARD DEDUCTIONS

DESCRIPTION

During FY 2008 AHA adopted a policy, which was clarified in FY 2011 that states that the President and Chief Executive Officer shall approve the schedule of standard income deductions and any changes to the treatment of assets used to calculate an assisted household's portion of the contract rent. This policy was adopted and is implemented across all AHA housing and rental assistance programs.

Prior to implementation of the Rent Simplification Policy, AHA determined that across all programs, 80 to 85 percent of assisted families were not claiming “other deductions” relating to unreimbursed medical, attendant care and auxiliary apparatus, and child care expenses.

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

IMPACT

This policy positively affects all families with dependent children or medical expenses. For the agency, less time is required collecting and processing receipts. There are also fewer errors because of streamlined processing.

IMPLEMENTATION YEAR

This activity was approved in the FY 2008 MTW Annual Plan. Implementation began in FY 2010.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours). **AHA = 15% of households historically seek deductions x 17,338 households x 1 hour verification = 2,600 hours (FY 2010)**	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = **15% of households historically seek deductions x 19,730 households x 1 hour verification = 2,959 hours saved**

CE #3: Decrease in Error Rate of Task Execution		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage). **AHA = 3%** **(FY 2012)**	Expected average error rate of task after implementation of the activity (percentage) = **3%**

RE.2005.10 – REVITALIZATION PROGRAM

DESCRIPTION

Over the last 20+ years, AHA and its private sector development partners have repositioned its public housing properties into 16 mixed-use, mixed-income communities with a seamless affordable housing component. The community-building model, including human development strategies for mixed-use, mixed-income communities, is a blend of private sector market principles and public sector safeguards, which AHA has branded the "Atlanta Model."

In partnership with private sector developers, AHA will continue transforming conventional public housing properties into economically sustainable, market-rate quality, mixed-use, mixed-income communities through its real estate development strategy. To further advance the program, AHA will continue acquiring improved or unimproved real estate parcels to support the creation of mixed-use, mixed-income communities, support local revitalization initiatives and stabilize local neighborhoods. Each of the Master Plans for the communities undergoing revitalization incorporates a vision for (1) re-integrating the revitalized communities with the surrounding neighborhoods; (2) incorporating great recreational facilities and green space; (3) retail and commercial activities; and (4) high-performing neighborhood schools.

Elements of the approved master plans will be advanced during FY 2019 subject to market demand, financial feasibility, funding availability, and conditions in the financial and real estate markets. The revitalization activities planned for implementation during FY 2019 are described in Section II, Strategy I: LIVE of this Plan. Subject to funding availability and in furtherance of the master plans and long-term community sustainability, AHA will continue to engage in acquisition activity during FY 2019. In addition to property acquisitions, AHA may engage in negotiation of land transactions with a number of entities to further support its development efforts at the communities listed in Section II.

AHA will explore alternative funding options for the ongoing development activities including, as appropriate, any sites of former public housing (as listed in Appendix D of this Plan). These options may include, but are not limited to, a variety of public and private sources such as MTW funds, Replacement Housing Factor funds, and Choice Neighborhoods Planning and/or Implementation grants.

During FY 2016, AHA worked with a real estate consultant to analyze the site conditions, market conditions, and financial feasibility to determine short- and long-term opportunities for redevelopment of the former public housing sites that were demolished between FY 2007 and FY 2010, referred to as the Quality of Life Initiative (QLI). During FY 2019, AHA may continue real estate development activities associated with the vacant sites and all vacant land owned and acquired by AHA, as listed in Strategy I: LIVE, Section A.

IMPACT

Public/private partnerships are the key ingredient. AHA leverages its special standing under its charter, its goodwill, its land, its MTW Agreement, and HUD grants, while the private Development Partner leverages its balance sheet, know-how, brand, and track record to raise private equity and incur debt. In all cases, the partners align their interests so that both parties are focused on the success of the community. AHA's revitalization efforts with private development partners have created 5,167 mixed-income rental units (including AHA-assisted units and tax-credit-only units) and over 300 affordable single family homes have been sold to low-income families. AHA's focus is to create affordable housing units as quickly as possible over the next four years.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

When the metrics, baseline and benchmarks were established initially as part of AHA's *Revised FY 2015 MTW Annual Plan*, HUD metric HC#2 was identified for this MTW Activity. Upon subsequent review, HUD Standard Metric HC#2 is not applicable to this development activity.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. **AHA = 2,720 units (FY 2005)**	Expected housing units preserved after implementation of the activity (number) = **10 units**

RE.2012.01 – SINGLE FAMILY HOME RENTAL DEMONSTRATION

DESCRIPTION

AHA will sell land to a Mechanicsville development partner for a neighborhood stabilization demonstration program for families at or below 60% AMI.

AHA's development partner has been engaged in pre-development activities for the development of 75 scattered-site rental units as part of a lease-to-own program promoting neighborhood stabilization. Affordable rentals will be achieved through low-income housing tax credit (LIHTC) Program for a 15-year period. Twenty-five of these units will be on AHA property under the terms of a ground lease with a purchase option at the end of the 15-year compliance period. AHA is not providing subsidy to families. For families that remain in the home throughout the 15-year LIHTC compliance period and increase their income sufficiently to become a qualified buyer, the opportunity to purchase the home will be provided.

IMPACT

The developer has received Low Income Housing Tax Credits and a closing is anticipated in 2016. All properties are expected to be occupied by end of FY 2017.

IMPLEMENTATION YEAR

This activity was approved in the FY 2012 MTW Annual Plan. Implementation began in FY 2013.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. **AHA = 0**	Expected housing units of this type after implementation of the activity (number) = **0 units**

SH.2013.01 – VETERANS SUPPORTIVE HOUSING

DESCRIPTION

Under AHA's HomeFlex for Supportive Housing program, owners and developers of supportive housing receive housing subsidy under HomeFlex agreement with AHA for up to two years. In return, the owner is required to 1) work with a certified Service Coordinator such as the United Way and 2) enter into an agreement with one or more service providers who will provide appropriate intensive support services for the target population. They also agree to coordinate with any public agencies and nonprofit organizations that are providing additional case support to individual residents.

AHA provides supportive housing for veterans using its HomeFlex program and tenant-based vouchers such as the HUD Veterans Affairs Supportive Housing (HUD-VASH) voucher program. The HUD-VASH vouchers program is not an MTW activity, but is operated under AHA's Supportive Housing policies and administered through AHA's Housing Choice Program.

IMPACT

Oasis at Scholars Landing opened in FY 2015 and provides 60 affordable assisted rental units for seniors with a veterans' preference. *VASH vouchers are not reported as an MTW Activity.*

IMPLEMENTATION YEAR

This activity was approved in the FY 2013 MTW Annual Plan. Implementation began in FY 2013.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal fluctuations in residents, households, or units that form the basis of inputs into the calculations.

HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2013)**	Expected housing units of the type after implementation of the activity (number) = **0 units**

HC #7: Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). This number may be zero. **AHA = 0 (FY 2013)**	Expected number of households receiving these services after implementation of the activity (number) = **0 households**

AW.2005.03 – WORK/PROGRAM REQUIREMENT

DESCRIPTION

Effective October 1, 2004, AHA's work/program participation policy requires that (a) one non-disabled adult household member (between the age of 18 – 61 years) maintain continuous full-time employment (at least 30 hours per week) and (b) all other non-elderly, non-disabled adults maintain work or participation in a combination of school, job training and/or part-time employment as a condition of the household receiving and maintaining subsidy assistance.

Because the primary paths to self-sufficiency are work and education, in FY 2014, AHA began implementing its Human Development Services strategy to assist families in the Housing Choice Voucher Program with achieving compliance with the work/program requirement within 12 months in order to maintain their housing assistance.

Non-compliant households are subdivided into two categories: progressing and non-compliant.

- Progressing households are households in which all Target Adults are engaged in a minimum of 15 hours per week of work, training, and/or school. These households are encouraged to continue improvements and are not referred for human development services as long as they maintain this status.

- Non-compliant households are households in which Target Adults are not working or meeting any of the work/program requirements.

In FY 2014, AHA began utilizing an expanded Human Development Services staff (including two Family Self- Sufficiency Program funded coordinators) to assess the specific needs of the whole family in support of Target Adults transitioning to the workforce. Recognizing that chronic unemployment may be related to long-term, complex barriers, AHA refers the families most in need to contracted service providers that specialize in particular issues. AHA staff provide service coordination, monitor the family's progress, and provide guidance for up to 12 months.

For families whose reasons for unemployment may be related to other issues, such as job skills development or access to quality affordable child care, AHA has expanded its Service Provider Network to include 126+ community organizations that address a broad spectrum of support services, including services that address the needs of senior and disabled household members. AHA staff also conduct resource briefings and workshops on topics such as résumé writing and how to enter the Georgia's state child care lottery.

IMPACT

The dignity and empowerment of work cannot be underestimated. When first instituted, less than 14 percent of households were working. During the current economic recession, families have had difficulty obtaining and maintaining employment. As the general unemployment rate has risen, AHA-assisted households have experienced a drop in income, from either job lay-offs or reduction in available work hours. However, the work/program requirement remains a powerful tool in enabling families to move to self-sufficiency.

A strong indication of the impact of mixed-income environments is that 96 percent of AHA-assisted households with Target Adults in AHA MIXED Communities, and 95 percent of households in HomeFlex Communities were in compliance with AHA's work/program requirement. By contrast, in FY 2013, only 37 percent of Housing Choice households were in compliance. Since inception of the most recent initiatives in February 2014, AHA has seen the effectiveness of this human development services approach, with nearly 700 families becoming compliant or progressing for an overall compliance rate of

65 percent for Housing Choice households. During FY 2018, AHA completed program termination for non-compliance and in FY 2019, through enhance

Through implementation of the revised Human Development Service Delivery Model during FY 2018, AHA will increase its capacity to provide case management and workforce development, with the goal to increase work compliance for families.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO ACTIVITY, METRICS, BASELINE, OR BENCHMARK

There have been no changes to the activity, metrics, baseline, or benchmark assumptions and calculations for FY 2019. Any changes in quantities, magnitude or value of FY 2019 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

SS #3: Increase in Positive Outcomes in Employment Status		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Report the following information separately for each category: (1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	Head(s) of households in <<**all categories**>> prior to implementation of the activity (number). This number may be zero. **AHA = 0** **(FY 2005)**	Expected head(s) of households in <<**all categories**>> after implementation of the activity (number) = **150 households** using human development services case management personnel

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households transitioned to self - sufficiency (increase).	Households transitioned to self - sufficiency **(AHA defines as households moving from non-compliant with work requirement to Compliant and Progressing)** prior to implementation of the activity (number). This number may be zero. **AHA = 0** **(FY 2005)**	Expected households transitioned to self-sufficiency **(AHA defines as households moving from non-compliant with work requirement to Compliant and Progressing)** after implementation of the activity (number) = **47 households**
SS #5: Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	**Baseline**	**FY2019 Benchmark**
Number of households receiving services aimed to increase self - sufficiency (increase).	Households receiving self - sufficiency services prior to implementation of the activity (number). **AHA = 0** **(FY 2005)**	Expected number of households receiving self-sufficiency services after implementation of the activity (number) = **103 households** using human development services case management

B. NOT YET IMPLEMENTED MTW ACTIVITIES

The MTW activity number indicates the functional area, fiscal year in which the activity was approved in AHA's MTW Plan. **Key**: AW – Agency-wide; HC – Housing Choice; HD – Human Development; PH – Public Housing; RE – Real Estate; SH – Supportive Housing.

Not Yet Implemented Activities		
Activity #	**Activity**	**MTW Authorization(s)**
PH.2003.01	**Affordable Fixed Rent / Affordable Flat Rent**	Attachment D, Section I.O: General Conditions
HC.2012.02	**Comprehensive Graduation Program**	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
HD.2013.02	**Endowment Fund for Human Development Services**	Attachment D, Section I.O: General Conditions Attachment D, Section V: Single Fund Budget with Full Flexibility
HC.2006.03	**Housing Choice Inspection Fees**	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
HD.2005.14	**Individual Development Accounts (IDAs)**	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
HD.2006.04	**Standards for Residency in Single Family Homes**	Attachment D, Section VII: Establishment of Housing Choice Voucher Program

PH.2003.01 – AFFORDABLE FIXED RENT / AFFORDABLE FLAT RENT

DESCRIPTION

AHA will explore different rent structures for Public Housing to further align with private sector practices as well as maximize the use of the subsidy resource.

UPDATE

Because this initiative was developed to address rent structures in AHA's large family public housing communities, it is obsolete and does not align with AHA's current strategy focused on self-development and co-investment of Mixed-Communities in areas of opportunity using tax credits, HomeFlex (AHA's PBRA) and other private financing sources.

TIMELINE FOR IMPLEMENTATION

With recent changes in HUD flat rent requirements, AHA will continue to explore rent structures consistent with self-sufficiency goals, including the approved MTW Activity: Elimination of Flat Rent (FY 2017).

HC.2012.02 – COMPREHENSIVE GRADUATION PROGRAM

DESCRIPTION

AHA will develop and implement a comprehensive graduation program for assisted families that have achieved economic self-sufficiency and financial stability and who no longer need rental assistance. AHA will use the standard income levels for determining eligibility as the benchmark for success and will develop and implement strategies to ensure the smooth transition of successful families who have graduated. Such strategies may include financial counseling and homeownership opportunities.

UPDATE

AHA expects to consider implementation of this program as part of its Human Development Services strategy.

TIMELINE FOR IMPLEMENTATION

A timeline has not been established for this activity.

HD.2013.02 – ENDOWMENT FUND FOR HUMAN DEVELOPMENT SERVICES

DESCRIPTION

To further enhance its human development strategy, AHA will establish an endowment fund for long-term sustainability of investments in human development services and other non-HUD funded initiatives.

UPDATE

After initial exploratory research, AHA determined that more research is needed to assess fully the feasibility of this initiative.

TIMELINE FOR IMPLEMENTATION

A timeline has not been established for this activity.

HC.2006.03 – HOUSING CHOICE INSPECTION FEES

DESCRIPTION

AHA contemplated charging landlords reasonable fees for pre-inspections and subsequent re-inspections following the initial re-inspection to cover the administrative costs associated with these additional inspections. AHA also contemplated charging participant households a fee to cover the administrative costs of re-inspections due to certain deficiencies which were the responsibility of the household and remained unaddressed.

UPDATE

AHA postponed the implementation of this project during the implementation of certain activities in Re-Engineering the Housing Choice Voucher Program.

TIMELINE FOR IMPLEMENTATION

A timeline has not been established for this activity.

HD.2005.14 – INDIVIDUAL DEVELOPMENT ACCOUNTS (IDAS)

DESCRIPTION

Having eliminated the Federal Earned Income Disallowance for residents paying an income-adjusted rent, at its discretion, AHA explored the implementation of an IDA initiative which would promote and encourage economic independence among residents through a monetary incentive program.

UPDATE

Due to the implementation of AHA's Quality of Life Initiative, AHA discontinued exploring this program and during FY 2009 postponed any further development.

TIMELINE FOR IMPLEMENTATION

AHA may explore use of similar self-sufficiency programs in the future.

HD.2006.04 – STANDARDS FOR RESIDENCY IN SINGLE FAMILY HOMES

DESCRIPTION

AHA contemplated adopting and implementing single family home eligibility standards (1-4 units) to assure that families are prepared financially and otherwise to live in single family homes and be successful in neighborhoods.

UPDATE

Due to other priority Housing Choice Re-engineering efforts, this activity was postponed in FY 2008. AHA informally incorporates rental housing counseling in its case management.

TIMELINE FOR IMPLEMENTATION

A timeline has not been established for this activity.

C. ACTIVITIES ON HOLD

The MTW activity number indicates the functional area, fiscal year in which the activity was approved in AHA's MTW Plan. **Key**: AW – Agency-wide; HC – Housing Choice; HD – Human Development; PH – Public Housing; RE – Real Estate; SH – Supportive Housing.

Activities On Hold		
Activity #	**Activity**	**MTW Authorization(s)**
HC.2006.05	**Port Administration Re-engineering**	Attachment D, Section VII: Establishment of Housing Choice Voucher Program

HD.2006.05 – PORT ADMINISTRATION RE-ENGINEERING

DESCRIPTION

AHA will continue to build its collaborative relationships with metro Atlanta public housing authorities to explore strategies for creating seamless mobility administration arrangements and agreed upon procedures and business terms that would be implemented through intergovernmental agreements. AHA is also exploring strategies for contractually passing on its MTW flexibility to partnering PHAs through these intergovernmental agreements.

UPDATE

After some early enthusiasm in discussions with metro Atlanta PHAs, interest in formal agreements waned. AHA will build on these relationships to continue to explore streamlining ports administration, eventually resulting in formal agreements when warranted.

D. CLOSED OUT ACTIVITIES

The MTW activity number indicates the functional area, fiscal year in which the activity was approved in AHA's MTW Plan. **Key**: AW – Agency-wide; HC – Housing Choice; HD – Human Development; PH – Public Housing; RE – Real Estate; SH – Supportive Housing

Closed Out Activities		
Activity #	**Activity**	**MTW Authorization(s)**
--	**ARRA Funds**	n/a
HD.2007.05	**Housing Choice Family Self-Sufficiency (FSS) Program Re-engineering**	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
SH.2008.04	**John O. Chiles Annex Supportive Housing Pilot**	Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section VII. B: Simplification of the Process to Project Based Section 8 Vouchers Attachment D, Section VII. C: Simplification of the Development and Redevelopment Process
HD.2008.05	**Pre-Relocation Client Education**	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
RE.2007.06	**Quality of Life (QLI) Initiative**	Attachment D, Section I.O: General Conditions Attachment D, Section VII. C: Simplification of the Development and Redevelopment Process
PH.2007.07	**Utility Allowance Waiver**	Attachment D, Section V: Single Fund Budget with Full Flexibility
--	**Voluntary Compliance Agreement (VCA)**	n/a
AW.2010.01	**Business Transformation Initiative**	Attachment D, Section V: Single Fund Budget with Full Flexibility Attachment D, Section VII: Establishment of Housing Choice Voucher Program