



Atlanta Housing Authority

MTW Annual Report

Fiscal Year Ended June 30, 2016

Board Approved and Submitted to HUD
September 29, 2016

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Vision

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.
- **Economic Viability** – Maximize AHA's financial soundness and viability to ensure sustainability.



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.

Pictured on the cover: *The Block Builders* by Ashley Thomas, a local school teacher, artist and winner of the University Choice Neighborhoods Mural Contest. "Sharing is one of the first lessons you learn as a child. So, I envisioned these blocks [for] education, funding, innovation, housing, opportunities, nutrition, love, encouragement, etc. Each person in the community holds at least one block, and when we open the lines of communication and put in the work, the blocks begin to multiply."

TABLE OF CONTENTS

I. Message from the Board of Commissioners.....	5
Message from the President & CEO.....	6
FY 2016 Program Statistics	8
Importance of Moving to Work	9
AHA Programs and Properties	11
Summary Financials	13
II. Priority Activities.....	14
PRIORITY: Housing Opportunities & Real Estate Development	15
PRIORITY: Human Development Services and Self-Sufficiency Initiatives	28
PRIORITY: Administration	34
MTW Innovations & Policies.....	35
III. Appendices.....	41

HOW TO NAVIGATE THIS REPORT

In 2004, AHA submitted to U.S. Department of Housing and Urban Development (HUD) its first Business Plan, using its new statutory and regulatory framework pursuant to AHA's MTW Agreement (herein referred to as the "Business Plan"). AHA's Business Plan and its subsequent MTW annual plans on a cumulative basis outline AHA's priority projects, activities, and initiatives to be implemented during each fiscal year. Fiscal Year 2016 represents AHA's thirteenth year of participation in the MTW Demonstration Program. For further details, see *Importance of Moving to Work*.

This report highlights AHA's MTW-Eligible activities and priorities as identified in the FY 2016 MTW Annual Plan approved by the Board of Commissioners on March 24, 2015 and as further amended on February 24, 2016.

- The **Priority Activities** section highlights significant results achieved by AHA during FY 2016 and the status of AHA priority projects, activities, and initiatives as described in the FY 2016 MTW Annual Plan.
- The **Appendices** section includes detailed charts, AHA's MTW Benchmark results, Ongoing Activities, and HUD information reporting requirements (HUD Form 50900).

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APPENDICES TABLE OF CONTENTS

Attached to this document, AHA has included additional detailed statistics and reports.

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MESSAGE FROM THE BOARD OF COMMISSIONERS



The Atlanta real estate market is experiencing an upswing – thousands of new rental housing units have been built and new jobs have been created in our urban center. While we are grateful that our economy has stabilized, the resulting tight rental housing market has had a negative impact on those who need public assistance and affordable housing. The recruitment of developers and property owners with rental units in areas closest to jobs, high-performing public schools, healthcare, greenspace and other amenities has been challenging.

AHA, however, is rising to the challenge. We continue to be champions for expanding affordable housing opportunities in the city of Atlanta. As one of the country's largest public housing authorities and one of only two Moving to Work (MTW) agencies in the state, AHA is not only a model for innovation but a leader in Atlanta's solutions for creating and preserving affordable housing.

Among our successes during FY 2016 is steady progress in the transformation of the WestSide of Atlanta. Supported by a \$30 million Choice Neighborhoods Implementation Grant from HUD, AHA has created a highly-effective partnership with the City of Atlanta and private organizations in revitalizing the neighborhood around the former University Homes community. Over the next five years we aim to restore these neighborhoods to their former vitality and historical significance, while dramatically improving the lives of the community residents.

The AHA Board of Commissioners celebrates that in FY 2016, we were proud to serve 22,334 families, a 12 percent increase over the last 10 years. And we won't stop there. With our close alignment with the City of Atlanta and other partners, our plans call for more – more affordable housing, more Housing Choice vouchers, and more opportunities for families, seniors and children to benefit from Atlanta's growing economy.

Daniel J. Halpern, Chair
AHA Board of Commissioners

MESSAGE FROM THE PRESIDENT & CEO

To paraphrase a famous quote: *When people come together with intention, magic happens*. In 2016 magic happened at Atlanta Housing Authority. Plans and hard work over the last few years were realized as we created new housing, assisted more families, and laid the foundation for more opportunities in the future. 2016 was also a year when collaborative partnerships – new and old – blossomed beautifully and were recognized by HUD and the Atlanta community. Indeed, 2016 was a breakthrough year, when the fruits of our planning were revealed.

Households Served

The measure of our success is captured in our vision: healthy self-sufficient families. AHA fulfills this vision by providing opportunities and support for families, seniors and disabled individuals to thrive. In FY 2016, 22,334 families were provided the opportunity to live in quality, affordable housing throughout Atlanta. At the end of the day, that's what counts. To get there takes planning and execution from our capable and creative AHA team members and our partners.

Executing Our Strategy Through Partnerships

After years of planning and visioning and collaboration, AHA and its co-applicant, the City of Atlanta, were awarded a Choice Neighborhoods Implementation Grant which will bring nearly \$400 million in investments to our WestSide neighborhoods, including the site of the former University Homes. In addition, AHA partnered with the City of Atlanta on the submission of a Promise Zone application which was awarded by HUD in June, 2016. These two awards epitomize the intensive group effort needed to win large Federal grants and effect change in our communities.



(From l-r) AHA President and CEO Joy Fitzgerald, Atlanta Mayor Kasim Reed, and HUD Secretary Julian Castro at the Promise Zone announcement, June, 2016.

Growth in Every Program

In our real estate division, we have continued to build out the former public housing sites. For the vacant land, we issued our first master developer Request for Proposals in over 10 years when we solicited for a developer partner for the site of the former Herndon Homes. We also were approved for HUD's Rental Assistance Demonstration (RAD) at Juniper and Tenth Highrise, which will allow the property to be renovated, bringing much-needed upgrades and conveniences to the elderly and disabled residents we serve at this community. Renovations at Centennial Place – AHA's first mixed-use, mixed-income community – continue as well under our AHA-designed Reformulation Demonstration, which allowed for the conversion of the public housing subsidy to AHA's form of PBRA and facilitated the rehabilitation financing.

To create new housing opportunities, over the last 18 months, we have continuously accepted proposals for AHA's Project Based Rental Assistance (PBRA) program. PBRA funding is a powerful tool used to

encourage development of affordable housing units by private developers. In FY 2016, AHA made commitments for PBRA which will create nearly 1,600 new affordable units over the next three years.

In our Housing Choice Voucher Program, over 1,000 families from our waiting list received vouchers and leased housing in Atlanta – a five-fold increase over the number of new families AHA housed annually just three years ago.

AHA's housing initiatives also extend to our most vulnerable families – those who are homeless or at-risk of homelessness. This year we expanded our pilot supportive housing programs with the City of Atlanta and the United Way of Greater Atlanta to house and prevent homelessness for nearly 400 families.

After two years of focused effort and patiently reducing barriers and obstacles, our human development services team has helped more Housing Choice families “get to work.” Over 400 families became compliant with AHA's work/program requirement – increasing the overall work requirement compliance rate for our Housing Choice Voucher participants by 10 percent. It is only right that more of our families experience the benefits of a growing economy and the pride and dignity of work.

Our children are also thriving as students assisted by AHA won over \$160,000 in college scholarships through AHA-sponsored programs and others such as the Gates Foundation and Coca-Cola Foundation.


Our Team

Every day of the year our dedicated team of talented, creative and committed professionals continue to bring their best to this mission-driven work. This year we welcomed new team members including our new Chief Operating Officer, Catherine Buell, who brings a wealth of knowledge and passion for real estate, community development and historic preservation. We also welcomed new members of our Board of Commissioners: Commissioners Angela Ramson, Brandon Riddick-Seals, and Robert Rumley, III. Our Board, resident councils and advisory groups provide support and critical feedback that make us better. Everyone plays a part in the work and the joy of assisting families and children when they need us most.

Long-View of Moving to Work

Lastly, in December, 2015 we were successful in extending our Moving to Work Agreement with HUD until 2028. While contractual and administrative issues may seem mundane, MTW has enabled AHA to implement the innovative programs that benefit families. A strong partnership with HUD enables AHA to leverage Federal funding, create relevant local solutions and provide greater opportunities for families, seniors and disabled individuals to fulfill their purpose.

With each step and every collaboration, we have laid the foundation for our future. This year we demonstrated what is possible with vision, planning and execution. Our common vision of *Healthy Mixed-Income Communities; Healthy Self-sufficient Families* is clear. With good intentions and collective energy, even more progress will be realized in the coming year.



Joy W. Fitzgerald
President & Chief Executive Officer

FY 2016 PROGRAM STATISTICS

(Figures as of June 30, 2016)

- **22,334 Households Served during FY 2016**
 - **1,152 new households** were housed from the January, 2015 Housing Choice waiting list.
 - **30 additional vouchers** awarded by HUD to increase the **240 veterans** already housed through the HUD-Veterans Affairs Supportive Housing (VASH) program.
 - **83** eligible, first-time **home-buyers** received down payment assistance from AHA.
- **REAL ESTATE DEVELOPMENT & PUBLIC HOUSING**
 - **\$30 million Choice Neighborhoods Implementation Grant** awarded by HUD to revitalize the former University Homes, Ashview Heights and Vine City neighborhoods. Designated a **Promise Zone** by HUD and the U.S. Department of Education in the same area as the Choice Neighborhoods Implementation Grant.
 - Received HUD approval for **Rental Assistance Demonstration (RAD)** and Low Income Housing Tax Credits for Juniper and Tenth Highrise, a 149-unit AHA-Owned Residential Community. Waitlisted for Piedmont Road Highrise.
- **SUPPORTIVE HOUSING**
 - Housed **81 formerly homeless individuals and families** that “graduated” from permanent supportive housing to receive a voucher.
 - Provided short-term housing assistance to stabilize **212 families at risk of homelessness**.
- **HUMAN DEVELOPMENT**
 - **43 students** were awarded scholarships valued at nearly **\$160,000** through AHA’s Atlanta Community Scholars Award, Choice Neighborhoods and other scholarship programs.
 - Provided human development and case management services to **1,316** Housing Choice participants.
- **ADMINISTRATION**
 - **100 percent** of Housing Choice and PBRA inspections and **100 percent** of audits of AHA-Owned and AHA-Sponsored Communities completed.
 - Implemented SciQuest sourcing solution which automates procurement, vendor management, solicitations and contract management.

IMPORTANCE OF MOVING TO WORK

Meeting Local Needs Using Federal Resources

In 1996, Congress created the Moving to Work Demonstration Program (MTW Program), which gave the Secretary of HUD authority to negotiate agreements with up to 30 high-performing public housing agencies to demonstrate how flexibility, regulatory relief, and innovation could lead to better outcomes for low-income families and the broader community.

Congress wanted to create an environment for public housing agencies that encouraged innovation and demanded greater efficiencies to result in better outcomes for America's low-income families, cities, and counties. Congress also wanted to demonstrate that with greater flexibility more could get accomplished with the same, or possibly fewer, resources from HUD.

MTW has outperformed Congress' and HUD's expectations. The MTW Program has been expanded beyond 30 housing authorities, and in 2015, the timeline was extended to 2028. Currently, there are 39 MTW agencies out of 3,400 public housing authorities in the nation.

Over time, the MTW Program has yielded three major lessons:

1. All real estate is local.
2. Local, community-based problem-solving based on the needs, aspirations, and market and financial realities in the locality yields substantially better results.
3. The focus must be on outcomes and not process.

Simply put, MTW makes HUD programs and funding resources work better in localities with better results.

MTW and Single Fund Authority

While statutory and regulatory flexibility are foundational elements of the MTW Program, the Single Fund authority is essential to AHA's financial viability. AHA's MTW Agreement permits AHA to combine its low-income operating funds, Housing Choice voucher funds, and certain capital funds into an MTW Single Fund or, simply, "MTW Funds." Unlike non-MTW public housing authorities, individual funding sources are combined and converted to MTW Funds under AHA's MTW Agreement. Once part of the MTW Fund, they are relieved of their statutory and regulatory strictures and may be used for the MTW-Eligible activities set forth in AHA's Annual Plan.

The funding flexibility provided AHA under the MTW Agreement is essential to AHA's continued success and long-term financial viability.

MTW Statutory Goals

- Reduce costs and achieve greater cost effectiveness in federal expenditure.
- 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.
- Increase housing choices for low-income families.

Importance of MTW to AHA

Obtaining MTW status has enabled and enhanced AHA's implementation of its long-term strategy of revitalizing communities. This strategy has been further enriched by using MTW flexibility to promote human development and leverage public/private real estate partnerships.

AHA uses its MTW flexibility and funds to create innovative, local strategies and solutions that have a positive impact on the families, real estate, and the city of Atlanta. From the very beginning of AHA's official status as an MTW agency and as it moves forward, AHA has served and continues to serve substantially the same number of families.

With MTW, AHA is able to pursue opportunities that benefit low-income families and that are not available to non-MTW agencies:

- Work requirement has increased employment for non-elderly, non-disabled adults.
- Biennial and triennial recertification (i.e. determination of continued eligibility for assistance) of elderly residents has reduced disruption and stress for our elderly participants while reducing administrative costs for AHA.
- AHA spent \$1.8 million in 2016 to provide human development services to help families overcome barriers to working. Services included job training and placement, after-school care for children, record restrictions (i.e. expungement of criminal records), and elder day care.
- Using its locally designed MTW-Project Based Rental Assistance program and funding flexibility, AHA has expanded affordable housing and supportive housing for the homeless in Atlanta.

Unique in this industry, AHA maintains a holistic view of itself as an MTW agency. That is to say, unless otherwise prescribed by Congressional appropriations language governing a specific program, AHA does not separate activities as either MTW or non-MTW. For example, AHA's policy innovations like the work/program requirement are applicable to all families across all AHA programs except for the elderly and persons with disabilities.

AHA's MTW Agreement & Extensions

AHA applied for and was designated as an MTW agency in 2001. After extensive negotiations, AHA executed its MTW Agreement with HUD on September 23, 2003, effective as of July 1, 2003. Later, AHA was able to retain the unique provisions under its original agreement when it negotiated a 10-year extension with its amended and restated MTW Agreement on November 13, 2008, and further amended it on January 16, 2009. 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 success that AHA has achieved as an innovator, fulfilling the promise of the MTW program envisioned by Congress, is apparent in a review of AHA's many initiatives. For more detail, see the section on *MTW Innovations and Policies*.

AHA PROGRAMS AND PROPERTIES

AHA comprehensively operates the entire agency pursuant to its MTW Agreement and utilizes fungibility of its MTW Single Fund in operating and administering its programs. In cases where there are statutory requirements or grant provisions, AHA complies with these terms as required. Each AHA program is designed to leverage all AHA's resources – finances and funding flexibility, knowledge and experience, grant funds, rental subsidies, partner relationships, and land.

For a detailed listing of properties in AHA's portfolio, see the AHA FY 2016 MTW Annual Plan, available on the AHA website.

AHA-Owned Residential Communities

1,932 households • 11 senior high-rises • 2 family communities

AHA owns 13 public housing assisted residential properties, including 11 senior high-rise communities and two small family communities. Under AHA's site-based and private property management business model, AHA contracts with third-party professional property management and development firms to manage each community in a comprehensive manner in accordance with AHA's goals, policies, and financial resources. Site-based administration includes the daily property operations, maintenance, and capital improvements, as well as admissions and resident services.

AHA's Property Managers-Developers (PMDs) – The Integral Group, Columbia Residential, and The Michaels Organization – also are responsible for creating development plans to attract private funding for updating and modernizing the properties.

AHA-Sponsored Mixed-Use, Mixed-Income Communities

4,001 AHA-assisted households • 16 communities

AHA's Strategic Revitalization Program makes it possible for private real estate developers to create market-rate quality mixed-use, mixed-income communities on the sites of former public housing projects. Using a blend of private sector market principles and public sector safeguards, the community-building model embraces human development strategies and envisions the following transformational elements:

- New mixed-income rental and for-sale units – both affordable and market-rate,
- High-performing neighborhood schools (pre-K to high school),
- Great recreational facilities and amenities,
- Green space and parks, and
- Quality retail and commercial activities.

Since 1995, AHA and its private sector partners have successfully created quality, mixed-use, mixed-income communities with a cumulative economic impact of over \$2 billion.

Housing Choice Tenant-Based Voucher Program

9,982 households

AHA designed its Housing Choice Tenant-Based Voucher Program to offer families the greatest mobility and broadest range of choices in selecting where they live. Using an AHA voucher, families may identify quality housing anywhere in the city of Atlanta without paying more than 30 percent of adjusted income towards their rent and utilities. AHA pays the portion of the rent not covered by the families. Families may also choose to use their AHA voucher to move outside the city limits of Atlanta. Property owners/landlords of single family homes and apartments manage the properties and enter into landlord-tenant relationships with the families.

Project Based Rental Assistance Program

3,271 AHA-assisted units

Using MTW flexibility, AHA created and implemented the Project Based Rental Assistance Program (PBRA) – AHA's form of project-based vouchers. This program leverages the value of a long-term rental assistance arrangement for private real estate developers and owners to develop or provide affordable units in quality mixed-income environments. AHA and the owner enter into a PBRA Agreement for a period up to 15 years to provide rental assistance to eligible residents in the PBRA units covered by AHA's commitment. The PBRA Agreement also streamlines program activities through site-based administration in which the property owner manages waiting lists, eligibility, recertification and other administrative functions at the property level.

The PBRA Program has successfully increased the long-term availability of high-quality affordable units to low-income families in Atlanta.

Supportive Housing

1,695 households (Sub-set across all business lines)

When a person or family is in crisis because they lack safe and adequate housing, or they are unable to maintain housing because of mental health or developmental disabilities, typical housing assistance policies and programs may be inadequate to address their various needs and root causes.

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 case management and support services to address individual needs. At-risk populations include homeless individuals and families, people 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.

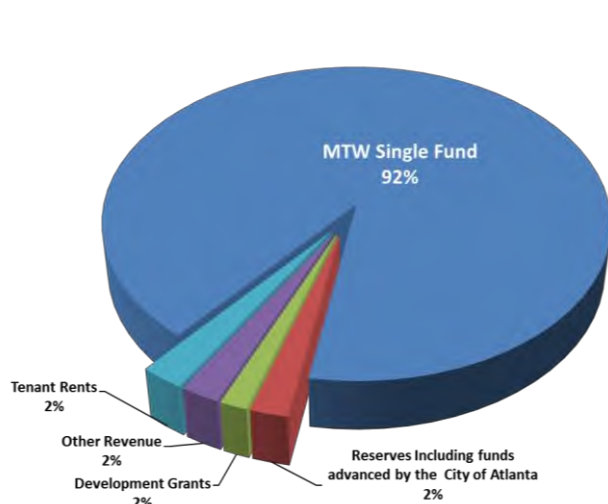
For AHA, Supportive Housing holds a meaningful place among the housing opportunities we make available to low-income families and individuals.

SUMMARY FINANCIALS

For detailed financials, see **Appendix F: Financial Analysis - FY 2016 Budget vs. Actual (Unaudited)**.

FY 2016 Sources and Uses of Funds

(Preliminary & Unaudited Actuals)

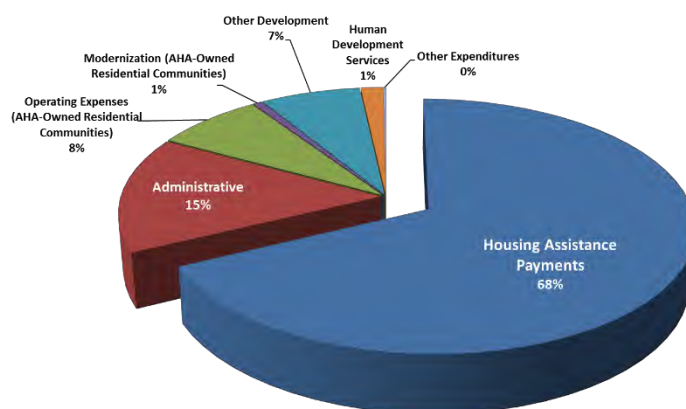


Sources of Funds

During FY 2016, most of AHA's funding came from HUD in the form of Housing Choice Voucher Funds, Public Housing Operating Subsidy, and Capital Fund grants.

AHA also received revenue from these sources:

- Rents paid by residents of the 13 AHA-Owned Residential Communities
- Fees earned in connection with development activities under its Revitalization Program
- Participation with the individual Owner Entities in net cash flows from mixed-income, mixed-finance rental communities (in the form of interest payments or ground lease payments)
- Profit participation from the sale of single family homes
- Through its ongoing business relationship with National Housing Compliance (NHC), AHA received \$1,018,345 in unrestricted contributions as a member of NHC. (No MTW or other AHA restricted funds support this independent business operation.)



Uses of Funds

In FY 2016, AHA continued to facilitate quality affordable housing opportunities for low-income families in the following ways:

- Provided a total of \$90 million in housing assistance payments for households under the tenant-based Housing Choice Voucher Program and HCVP homeownership program
- Provided a total of \$36 million in PBRA payments supporting PBRA units in mixed-income communities
- Used MTW Funds to provide \$12 million to cover operating costs for AHA-assisted units in the AHA-Sponsored Mixed-Income Communities
- Used MTW Funds to cover \$63 million in operating expenses, resident services, and capital modernization to support 1,932 households in AHA-Owned Residential Communities

II. PRIORITY ACTIVITIES

Each fiscal year's accomplishments reflect progressive steps toward making AHA's vision a reality. Over the past 13 years as an MTW agency, AHA has creatively used the tools and flexibility afforded by its MTW Agreement to implement housing policy reforms across all programs. (See details on MTW-enabled innovations in *MTW Innovations & Policies*.)

During FY 2016, AHA focused on the following three priorities as articulated in its FY 2016 MTW Annual Plan:

AHA's Priorities are Aligned with MTW Goals			
FY 2016 Priorities	AHA/MTW Goals		
	Quality Living Environment	Self-Sufficiency	Economic Viability
Housing Opportunities & Real Estate Development			
1. Advance the master plans for AHA-sponsored mixed-use, mixed-income communities.			
2. Advance longer-term real estate development strategy.			
3. Increase voucher utilization using project-based and tenant-based programs.	●		●
4. Expand supportive housing and homelessness initiatives.			
5. Implement conversion (reformulation) demonstration for Centennial Place.			
6. Preserve and maintain AHA-Owned Residential Communities.			
Human Development Services and Self-Sufficiency Initiatives			
1. Increase work/program participation by Housing Choice families.			
2. Promote Aging Well strategy in both AHA-Owned Residential Communities and amongst elderly Housing Choice families.		●	●
3. Expand education partnerships with the Atlanta Public Schools and early childhood education providers and advocates.			
Administration			
1. Continue Cash Management strategy to optimize receipt and use of Federal funds while identifying other sources of revenue.			●
2. Optimize technology performance.			
3. Explore efficiencies and cost saving measures.			

PRIORITY: HOUSING OPPORTUNITIES & REAL ESTATE DEVELOPMENT

FY 2016 FOCUS: Expand and preserve housing opportunities while facilitating development of new mixed-income communities.

Over the last 20 years, AHA and its private sector development partners have repositioned its former public housing properties into 16 mixed-use, mixed-income communities with a seamless affordable housing component.

As the real estate and financial markets strengthen, AHA and its development partners will continue to advance the community sustainability aspects of the Master Plans. These strategies are intended to ensure the long-term sustainability and stability of the communities and the families' progression to self-sufficiency. Most of these additional aspects will be developed using non-HUD funds.

Advance master plans for mixed-use, mixed-income communities

Through communities developed, owned, and managed by public/private partnerships on land on the sites of former public housing communities, AHA has helped to address Atlanta's need for additional high-quality affordable housing in economically integrated environments.

▪ Auburn Pointe (Grady Homes Revitalization)

- In FY 2015, AHA determined it would not demolish the structure located at 20 Hilliard Street due to its historic significance. The remediation of the soils is complete. AHA is working with the community to identify a financially feasible adaptive re-use for the structure.
- Disposition approval was received in July 2015 from HUD's Special Application Center (SAC) to donate land to the City of Atlanta for the development and operation of a natatorium recreational center on a portion of the Auburn Pointe property. The property closed in 2016.
- The master plan will be reconfigured and the Revitalization Plan will be revised in FY 2017 to accommodate changes as a result of the disposition of the 1.77 acres for the construction of the natatorium.

▪ Capitol Gateway (Capitol Homes Revitalization)

- An update to the master plan is underway with plans to complete it in FY 2017. If required the Revitalization Plan will also be revised.

▪ **Centennial Place (Techwood/Clark Howell Homes Revitalization)**

- The Cupola building is a historic structure. In advance of seeking disposition approval from the SAC in order to redevelop the Cupola Building as 13 affordable for-sale homes, AHA is working with the State Historic Preservation Office to develop an acceptable development plan and to amend the Memorandum of Agreement between the Georgia State Historic Preservation Office, Advisory Council on Historic Preservation and HUD, which was originally executed in May, 1995.



Historic Cupola Building at Centennial Place

- In order to finalize the master plan and identify an investor, the developer delayed the implementation of public improvements for the Centennial Place North parcel.
- An update to the master plan is underway and will be completed in FY 2017 and if required the Revitalization Plan will be revised.
- Reformulation: A total refresh of the property is underway, and the project has received allocations of Low-Income Housing Tax Credits (LIHTC) for Phases I, II and III. An LIHTC application was submitted in June, 2016 for Phase IV. Phase I and Phase II are under construction. Phase 3 will close in early FY 2017.
- Centennial Place Elementary School, previously a K-5 public school, was converted into a Kindergarten – 8th grade public charter school now known as Centennial Academy.

▪ **CollegeTown at West End (Harris Homes Revitalization)**

- Located in the Ashview Heights neighborhood, CollegeTown at West End is part of the Choice Neighborhoods area. The update to the master plan was delayed pending implementation of the Choice Neighborhoods Implementation Grant (CNIG) received in FY 2016. The master plan is scheduled to be updated in FY 2017.
- In December, 2015, AHA entered into a License Agreement with Truly Living Well (TLW) to utilize 3 acres of land that cannot be developed as housing. TLW is a non-profit organization with a mission to engage the community in developing local food systems through education, food production, and job training. TLW is utilizing the site to provide nutritious, fresh produce for residents of the surrounding communities and will develop specialized healthy living programs to support the CNIG. (For details, see *Choice Neighborhoods* section)

▪ **Mechanicsville (McDaniel Glenn Revitalization)**

- In the scattered site development – a lease-to-own program promoting neighborhood stabilization – affordable rentals will be achieved through an LIHTC Program for a 15-year period. Twenty-six of these units will be on the former McDaniel Glenn property under the terms of a ground lease with a purchase option at the end of the 15-year compliance period.

Construction is underway on 16 of the 26 homes planned for the former McDaniel Glenn property. Off-site in the neighborhood, 7 of 8 planned home renovations are complete and occupied by qualified families earning 60 percent of area median income (AMI). Nine of 15 planned new homes located off-site in the neighborhood are under development.

▪ **Scholars Landing (University Homes Revitalization)**

- AHA is working with its development partner MBS-Integral UCNI, LLC on the design for adaptive re-use of the historic Roosevelt Administration building. The building will house the Choice Neighborhoods community office, community meeting space on the second floor and ground-floor retail. Construction is anticipated to be completed in FY 2017.
- A Low Income Housing Tax Credit application was submitted in FY 2016 for the development of Ashley I at Scholars Landing, the first phase of multifamily development, and is pending award. This phase will include 175 rental units, of which 86 will be PBRA replacement units under the Choice Neighborhoods Implementation Grant program.

▪ **Villages at Carver (Carver Homes Revitalization)**

- In FY 2014, AHA disposed of 3.9 acres to Fulton County for the development of a new 15,000 square foot regional public library. Utilizing state-of-the-art technology, the Southeast Atlanta Branch library is designed to serve as a gathering place for residents and businesses and to create a safe place for young people to read, explore and grow their education. The LEED Silver-certified facility opened in June, 2016, and will provide a much-needed amenity to families in the revitalized community and surrounding neighborhood.

▪ **West Highlands at Heman Perry Boulevard (Perry Homes Revitalization)**

- As of June 30, 2016, public improvements work on Phase 2 is 67 percent complete.
- In FY 2016, five for-sale affordable homes and 21 market-rate homes were completed. To continue progress on the remaining 406 for-sale homes to be developed, AHA transferred 73 lots to the developer. Twelve homes are currently under construction.
- The due diligence for the disposition of greenspace and other community utilized land is underway and will be completed in FY 2017.
- AHA continues to support the development of the Westside Atlanta Charter School. In February 2016, AHA's Board approved an amendment to the FY 2016 Moving to Work Annual Plan to include the disposition of land via a donation of approximately 7 acres of the former Perry Homes land to the Atlanta Public Schools in support of the development of a K-8 school at West Highlands. The amendment was approved by HUD on June 2, 2016, and AHA subsequently submitted a request to HUD's Special Applications Center (SAC) to dispose of 7.6 acres of land for the development of the school (June 23, 2016).

Advance longer-term real estate development strategy

Land Transactions and Sale of Assets

Working with a real estate consultant who performed market analyses, land use assessments and financial modeling, a real estate strategy was advanced for the development of the vacant land of 11 former public housing sites. AHA determined the optimum number of units to be constructed on the sites including the number of affordable units, the cost associated with the development and the timeline for development. These factors were incorporated into a comprehensive real estate strategy that included recommendations for the rehabilitation of AHA-owned and AHA-sponsored mixed-income communities.

- In FY 2016, AHA evaluated developers that responded to an RFQ for the redevelopment of 12 acres on the site of the former Herndon Homes. In June, 2016, the Board of Commissioners approved the recommended development team of Hunt Development Group and Oakwood Development Group. Planning and negotiations are underway.
- In support of neighborhood activities in the Choice Neighborhoods area, AHA applied for two Community Development Block Grants ("CDBG") and one HOME grant. (For details, see *Choice Neighborhoods* section.)
- In February 2016, AHA's Board of Commissioners approved an amendment to the FY 2016 Moving to Work Annual Plan which was approved by HUD in June, 2016 and included the following:
 - Land transactions and activities related to implementation of the CNIG (For details, see *Choice Neighborhoods* section.)
 - Land donation (disposition) in support of the development of a K-8 school at West Highlands. (For details, see *Advance master plans for mixed-use, mixed-income communities – West Highlands* section.)
 - Land swap and disposition of the northerly portion of the site of the former Bankhead Courts (approximately 10 acres) to the City of Atlanta in exchange for land suitable for mixed-use or residential development located near an existing AHA landholding and serve to enhance the development opportunities and long-term community desirability and sustainability for the existing landholdings. In June, 2016, a disposition application was submitted to SAC.
- Land disposition related to development of a natatorium by the City of Atlanta. (For details, see *Advance master plans for mixed-use, mixed-income communities – Auburn Pointe* section.)
- Land Transaction related to a ground lease with a non-profit to utilize 3 acres of land as an urban farm and healthy living educational center. (For details, see *Advance master plans for mixed-use, mixed-income communities – CollegeTown* section.)

Homeownership Down Payment Assistance

Using its MTW flexibility, AHA partnered with local lenders to provide down payment assistance to 83 low-income, first-time homebuyers purchasing homes throughout the city of Atlanta. Homebuyers qualify for this program by earning 80 percent or less of the Area Median Income, or \$54,000 for a family of four.

Down Payment Assistance

provided to

83

first-time homebuyers
earning 80% or less of
Area Median Income

Choice Neighborhoods Implementation Grant

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 will be utilized 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 referred to as the University Choice Neighborhood or UCN or CN).



AHA (Applicant and People Implementation Entity), the City of Atlanta (co-Applicant), MBS-Integral UCNI, LLC (Housing Implementation Entity), Invest Atlanta (Neighborhood Implementation Entity), the United Way of Greater Atlanta (Principal Education Partner) 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.

The comprehensive Neighborhood Transformation Plan leverages \$395.9 million in other public and private funds and is supported by strategies for the transformation of the housing, neighborhood, and people within the grant area. Following is an update of activities completed under the CNIG during FY 2016.

Housing

The revitalization initiative focuses on affordable housing in a mixed-income setting and improving education, health and employment outcomes for residents of the community. Over the last two years, AHA and its development partner Integral created 160 units of affordable housing on the site of the former University Homes (Veranda at Scholars Landing and Oasis at Scholars Landing). In June, 2016, AHA submitted a Revised Housing Plan to HUD to amend the unit production and unit type. The revised plan was required to meet certain requirements under the tax credit program. (See comments under *Scholars Landing* section for updates on the construction.)

Neighborhood

- **Public Safety:** Cop on the Block Program. AHA submitted a disposition application to SAC on April 6, 2016 to sell 1.228 acres of land in Vine City. This initiative will provide quality affordable for-sale homes to police officers as part of a partnership between AHA and the Arthur M. Blank Family Foundation, the Atlanta Police Foundation, and Pulte Homes. Also, a Neighborhood Watch Program is being initiated in Vine City and Ashview Heights.
- **Community Facility:** Located in Vine City, the first phase of development known as Quest I is underway to house the Westside Works employment training facility. The second phase of development, funded in part by AHA as part of the CN initiative, will close in early FY 2017.
- **Blighted Properties:** While development of a blight strategy is underway with expected completion in FY 2017, Invest Atlanta, AHA's CN Neighborhood Lead, has acquired two blighted properties in Vine City, and has four properties under contract. The City of Atlanta's Code Enforcement Division

identified 25 violations in Vine City, 71 in Ashview Heights and 3 in the Atlanta University Center Neighborhood to begin legal remedies to hold the owners accountable for care of their properties. Seven properties were approved for demolition in Ashview Heights.

- Invest Atlanta has initiated the Westside Roots owner-occupied rehab program with the development of policies and procedures, selection of contractors, submission of applications from homeowners from Vine City and initiation of title review to ensure clear title.
- **City of Atlanta Projects** (commitments made in CNIG application):
 - The Parks and Recreation Department has acquired land for the development of Mims Park in Vine City and concept drawings are underway. The James P. Brawley Gateway Park and walkway in the AUC and Vine City is underway. The renovation and expansion of Vine City Park is complete.
 - The Public Works Department is currently in design phase for street improvements for Joseph E. Lowery Boulevard, Joseph E. Boone Boulevard, Fair Street and Lawton Street. Traffic signal improvements in the CN area are 97 percent complete. The Complete School Traffic Safety project for Booker T. Washington High School in Ashview Heights is 95 percent complete. The \$14M pedestrian bridge project connecting Vine City MARTA rail station to the new Falcon's football stadium is in development.
- **Westside Future Fund (WFF) Projects:** Working with the City of Atlanta, the WFF is funding the development of a comprehensive Westside land use plan that includes the CN neighborhoods. In FY 2016, planning for the Vine City neighborhood was completed, and Ashview Heights was initiated.
- In FY 2016, AHA's Board of Commissioners and HUD approved an amendment to the FY 2016 Moving to Work Annual Plan to include land transactions and activities related to implementation of the CNIG. The following activities included in the approved CNIG application were contemplated: the disposition of land for the Cop on the Block program, potential acquisitions, and the use of funds to support the development of a community facility. The amendment was submitted in February, 2016 and approved by HUD in June, 2016.

People and Community Engagement

AHA and its partners made significant progress connecting families with job resources, healthcare resources and supporting school improvements at the Washington Cluster schools that serve the area.

Case management is underway with all partnership agreements executed with the CN service providers. In its outreach to the former residents of University Homes, the case management team successfully contacted all 175 former University Homes head-of-households with 57 individuals completing an assessment leading to referrals to CN Service Providers. Case notes and data are captured by the case managers and the service providers in a newly established cloud-based software system, called Efforts to Outcomes. (See *Administration* section for details.)

In addition, the governance structures and working collaboratives have been established. The UCN Advisory Committee reviewed progress on the CN grant application and grant work. The CN Implementation Committee met bi-weekly to discuss progress on various elements of the Neighborhood component, CN reporting, and other joint efforts. Three working collaboratives (education, healthcare and workforce development) were established with partners on the Westside to establish shared strategies and ensure collaboration and partnership in the delivery of services.

■ Education

- Atlanta Public Schools (APS) initiated school reform in the CN area with the creation of the Michael R. Hollis Innovation Academy at the site of the former John F. Kennedy Middle School in Vine City. Opening in August, 2016, the K-8 Academy will focus on Science, Technology, Engineering and Math (STEM) and Expeditionary Learning.
- Funded by Choice Neighborhoods, Communities in Schools established site coordinators to work directly with at-risk children in the schools. CN case managers made 23 referrals to Communities in Schools.

- **Health** – Morehouse School of Medicine hired two Health Care Coordinators to work in the community on assessing residents and ensuring access to health care. CN case managers made 25 referrals.
- **UCN Mural Project** – As part of a larger UCN effort to begin aesthetic improvements within the UCN boundaries, UCN sponsored a mural contest. Local artist and school teacher Ashley Thomas, a first-time homebuyer with AHA's Down Payment Assistance Program, won a \$1,000 stipend and \$500 for materials to complete her winning design. Thomas was selected from eight candidates to install her original work, "The Block Builders," on the unsightly wooden structure concealing electrical units at the current site of the UCN offices. Completed in March with help from students at Washington High School and the local middle school, "The Block Builders" is a concept about sharing individual talents, gifts and resources as a way to build community.
- **The University Choice Neighborhood Scholarship** – AHA awarded 10 students scholarships valued at \$2,000 each. The scholarship program is for graduating seniors at Washington High School, residents of the former University Homes, or residents within the University Choice Neighborhood who will be entering a two- or four-year college or university as a freshman this fall.



"We know that expanding access to affordable, quality education is one of the most important ways to increase economic opportunity and strengthen our city. It is my hope that with the support of the University Choice Neighborhood Scholarship, young women and men who have grown up in some of our most challenged neighborhoods will be armed with the academic tools to excel and contribute to the revitalization of their communities." – The Honorable Kasim Reed, Mayor of the City of Atlanta

- **UCN STEM Workshop** – In partnership with West Point Military Academy, HUD, the Army Research Lab and Fernbank Science Center, UCN held a STEM Workshop for 70 middle school students. Short for Science, Technology, Engineering and Math, the STEM Workshop is a program that West Point uses to encourage disadvantaged students to learn about STEM subjects and consider STEM studies and careers.



West Point cadet instructing students during STEM Workshop at Fernbank Science Center.

- **City of Atlanta Living Cities Accelerator Grant** – In Fall 2015, the City of Atlanta was awarded a \$100,000, 18-month Living Cities Accelerator grant with a focus on community engagement in the Atlanta University Center, Ashview Heights, Vine City, the Villages of Castleberry Hill and English Avenue neighborhoods. Partners include AHA's UCN, Westside Future Fund, and Georgia Tech's Participatory Public Lab. As part of the grant, the partnership hosted 75 participants in a Community Engagement Solution Session, the first step in creating a Community Engagement Playbook which will outline strategies, resources, and tools for better communication amongst City of Atlanta staff, residents and local agencies. Additionally, in May 2016, the grant was used to launch *Historic Westside News*, a local newspaper with the mission of "linking neighbors and celebrating diversity." The newspaper gives Westside residents a platform to share their stories, history, and celebrate accomplishments. To ensure that the paper is sustained beyond the grant, it will be permanently housed at the Westside Future Fund.
- **Urban Farming and Greenspace** – AHA provided three acres of land and partnered with Truly Living Well Center for Natural Agriculture, a non-profit enterprise that offers education and training on urban farming techniques and guidance on healthy living in a neighborhood considered a "food desert."



Rashid Nuri (on right), founder, looks over Truly Living Well Center for Natural Agriculture.

Increase voucher utilization using project-based and tenant-based programs

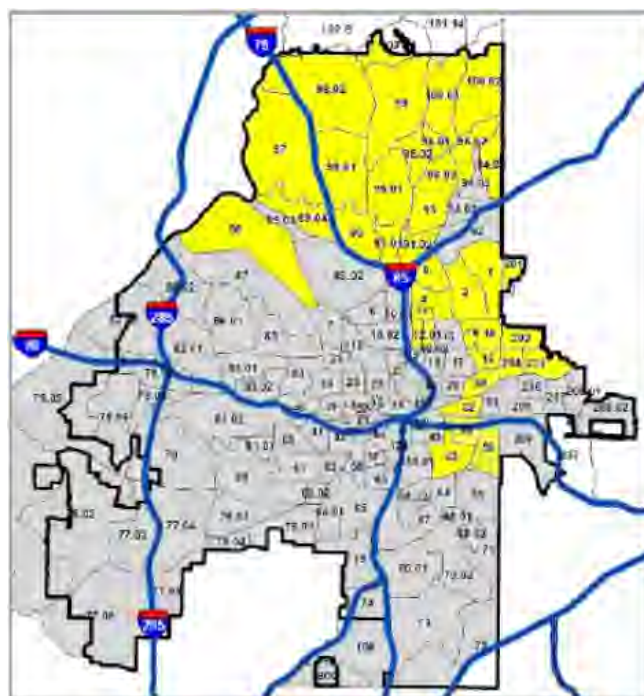
Utilize PBRA as a strategic tool to facilitate housing opportunities

AHA continued to facilitate affordable housing opportunities for low-income families under the PBRA program. Currently, AHA uses PBRA to support 5,051 units in mixed-income environments both in AHA-Sponsored Communities and privately owned communities. (See *Appendix D.*) In FY 2016, AHA renewed PBRA agreements for 13 properties, thereby ensuring availability of 941 affordable housing units for 2 to 15 years. Based on PBRA commitments made by AHA, over 1,300 units of affordable housing will be made available in Atlanta either as new construction or rehabilitations in the next three years. (See *Appendix D.*)

- Adamsville Green (81 units)
- Croghan School Apartments (42 units)
- Columbia Tower at MLK Village (95 units)
- Constitution Avenue Apartments (67 units)
- Donnelly Courts (43 units)
- Park Commons/Gates Park (HFOP) (152 units)
- Park Commons/Gates Park (HFS) (129 units)
- Pavilion Place (48 units)
- Veranda at CollegeTown (100 units)
- Villas of H.O.P.E. (36 units)
- Odyssey Villas (32 units)
- O'Hern House (76 units)
- Summit Trail (40 units)

In April, 2016, AHA issued a new Request for Proposals (RFP) under AHA's MTW PBRA program seeking proposals from qualified owners and developers to provide housing in Areas of Opportunity. AHA defines an Area of Opportunity as a census tract with a poverty rate of less than or equal to 20 percent of the total population in the census tract and a minority rate of less than or equal to 50 percent of the total population in the census tract. Such areas may be located within AHA's jurisdiction in the city of Atlanta or within AHA's ten-mile extra-jurisdictional boundary outside of the city.

For proposed developments located in an Area of Opportunity, AHA will approve reasonable rents, based on a third-party market study, up to the maximum submarket payment standards under the Housing Choice Tenant-Based Voucher program. AHA hopes to attract more development by not limiting rents in Areas of Opportunity to AHA's rent cap of 60 percent of Area Median Income Rent Levels.



AHA seeks to attract development of more affordable housing in Areas of Opportunity (highlighted in yellow).

Create more opportunities using Housing Choice Vouchers

To address the demand for affordable housing, AHA actively pulled from its January, 2015 waiting list, and modified processes to attract more property owners and help applicants move-in quickly.

In January 2015, AHA opened its waiting list for Housing Choice vouchers for the first time in over ten years. After the closing, AHA randomly choose 10,000 names to form the waiting list. By the end of FY 2016, AHA had pulled 6,000 names from the waiting list resulting in 1,152 families receiving vouchers. In FY 2016, AHA issued five times as many vouchers to new families compared to FY 2013 rates.

1,152
**New Housing Choice
Vouchers Utilized**

To further support increased voucher utilization, AHA introduced several initiatives to attract and incent property owners to lease to Housing Choice voucher participant families.

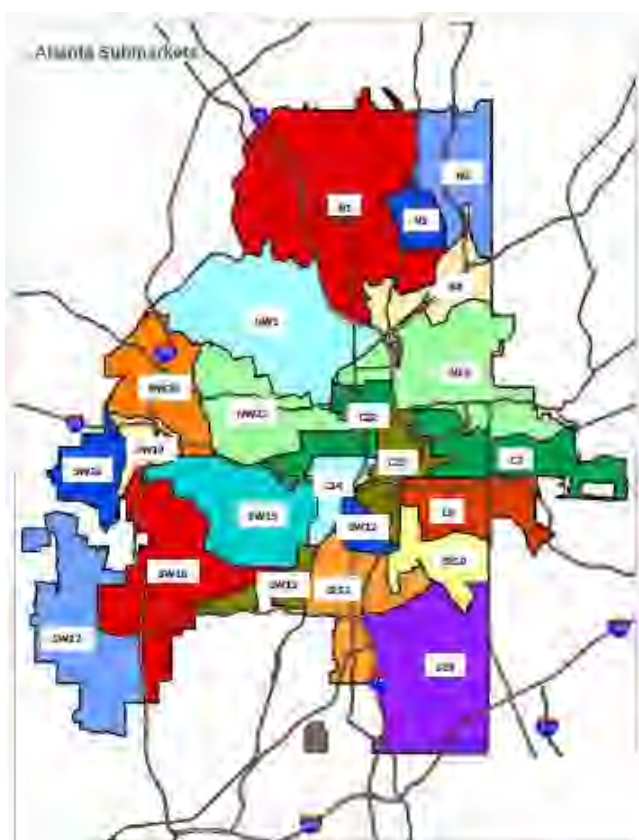
- **Marketing Plan** – AHA collaborated with the City of Atlanta, Invest Atlanta, Atlanta Apartment Association, and the Atlanta Real Estate Collaborative to engage more large multi-family property owners and current property owners that own other non-participating properties. The marketing campaign has focused 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.
- **Unit Inspection Incentives** – AHA launched a four-month pilot during FY 2016 to provide an 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 the initial inspection on the first attempt, and they subsequently lease their units to Housing Choice applicants/participants under new contracts. AHA paid \$3,750 on 15 units to Landlords qualifying for the incentive.
- **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. As of June 30, 2016, Leasing Incentive Fees amounting to \$211,000 had been paid on 187 units to landlords on behalf of applicants and participants. Between April and June, 2016, AHA also offered New Contract Incentives up to \$500 for Single Family Homes (including houses, condos, townhomes and duplexes to quadraplex units) that were leased during the promotion and passed the initial inspection on the first visit. AHA paid \$13,750 on 55 units to Landlords qualifying for the New Contract Incentive.
- **Streamlined AHA Enhanced Inspections Standards** – AHA reviewed and streamlined its Enhanced Inspections Standards to better align with private rental market practices and revised its Site & Vicinity standard to make the determination clearer for landlords. The site and vicinity standards utilize a less ambiguous scoring system to define the area under consideration and establish a hierarchy of the types of blight in the area. Minor inspection requirements, such as the requirement of window screens for units, were removed.
- **Multi-family Properties Self-Certification** – For multi-family communities, AHA implemented a program that will allow property owners and managers to control the lease up process and lease their multi-family units in days, not weeks. All multi-family communities with 25 or more units and a signed rent schedule will qualify for one of two self-certification programs. Multi-family properties scoring 87 or greater on their comprehensive property assessments can self-certify that a unit meets AHA's inspections standards with acknowledgement of the participant and the property's

representative. AHA will conduct its initial inspections on these units within 45 – 60 days following move-in. For exceptionally performing properties scoring 96 or higher, AHA offers the opportunity to lease to participants onsite and submit a completed contract to AHA after move-in. While no initial inspection is required, AHA performs random quality control inspections. The implementation of this program has expedited the move-in process for families.

With the recovery of the residential rental market and increasing rents in many areas of Atlanta, AHA decided to complete the research and market studies necessary to update its **Sub-Market Payment Standards**, the maximum rent amounts that AHA may pay based on bedroom size, location and comparable rents. Under its MTW authority, AHA introduced its seven sub-markets payment standards in 2007. After conducting a study of market rents, neighborhood characteristics and market conditions, a nationally recognized consultant identified the need for 23 sub-markets. AHA used this information to develop new payment standards for each sub-market.

This groundwork is perhaps the single most important action AHA took in FY 2016 to align its Housing Choice Program with the dynamics of the real estate market and to create more housing opportunities for families seeking to use a voucher. The new payment standards were approved by AHA's Board of Commissioners in March, 2016 and became effective July 1, 2016.

Table 1: Atlanta Housing Authority Payment Standards (Maximum Payments) Effective July 1, 2016



Submarket Name	Payment Standards Range Efficiency To 4-Bdrm
N1	\$1,150 - 3,100
N2	\$1,150 - 3,100
N3	\$1,150 - 3,100
N4	\$1,150 - 3,100
NW5	\$1,150 - 3,100
NE6	\$1,150 - 3,100
C7	\$1,150 - 3,100
E8	\$1,150 - 3,100
SE9	\$800 - 2,400
SE10	\$800 - 2,300
SE11	\$800 - 2,100
SW12	\$800 - 1,550
SW13	\$800 - 1,550
C14	\$1,150 - 2,600
SW15	\$850 - 1,700
SW16	\$1,050 - 2,100
SW17	\$1,150 - 3,100
SW18	\$1,050 - 2,100
SW19	\$800 - 1,550
NW20	\$800 - 1,800
NW21	\$800 - 1,800
C22	\$1,150 - 2,850
C23	\$1,150 - 3,100

The submarkets designated above represent the boundaries for the maximum rents that AHA may pay within that submarket. Rents, however, are determined based on an analysis of current rents for comparable units preferably within the submarket, or within close vicinity of the subject unit.

Expand supportive housing and homelessness initiatives

Using its MTW flexibility and funds to partner with private sector entities, government agencies, and the service provider community, AHA made great progress in its supportive housing programs to assist at-risk populations. AHA employs both place-based (using PBRA) and tenant-based (using Housing Choice tenant-based vouchers) approaches to further its Supportive Housing Program. For AHA, supportive housing consists of stable housing plus support services for people with a variety of special needs: homeless people, people with disabilities, military veterans, at-risk families and youth, and other target groups enrolled in supportive services programs.

AHA supported 1,695 supportive housing units through its various programs as highlighted below.

- Under AHA's PBRA for Supportive Housing program, owners and developers of supportive housing receive housing subsidy under a PBRA 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 that will provide appropriate intensive support services for the target population. They also agree to coordinate with any public agencies and non-profit organizations that are providing additional case support to individual residents.
- AHA utilized all 240 Veterans Affairs Supportive Housing (VASH) Program tenant-based vouchers in FY 2016 and was awarded 30 additional VASH vouchers at the end of the fiscal year. Under this special voucher program, AHA issues vouchers based on referrals from the Veterans Administration (VA), and the VA provides case management and other services for each veteran.
- Working with the City of Atlanta's Continuum of Care and the United Way of Greater Atlanta, AHA continued its tenant-based supportive housing pilot referred to as "Flow." The pilot program provides vouchers for individuals and families that successfully "graduate" from a permanent supportive housing community into stable housing with light-touch supportive services. 81 families were housed during FY 2016.
- Working with the United Way of Greater Atlanta, AHA continued its Short-Term Housing Assistance pilot called Home Again to prevent homelessness and to support rapid re-housing of families dealing with temporary setbacks. Using MTW funds, 212 families were assisted with rent, deposits, and utility arrears to become or remain stably housed.
- In FY 2016, AHA signed an Intergovernmental Agreement with the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) for its Georgia Housing Voucher Program (GHVP). GHVP was developed as part of Georgia's response to the 2010 Settlement Agreement between the State of Georgia and the Department of Justice. The Settlement stemmed from the 1999 US Supreme Court decision in *Olmstead v L.C.*, which held that people with disabilities have the right to live in the least restrictive, most integrated settings, and created a mandate for states to develop comprehensive plans to end unnecessary institutionalization of people with disabilities. Under the terms of the settlement, Georgia has placed over 3,000 individuals with persistent mental or developmental disabilities in supportive housing using GHVP.

With the partnership, housing assistance is "converted" from GHVP to Housing Choice vouchers. This conversion helps the State to leverage mainstream resources and frees-up funds for housing other recipients or those that would not qualify for Housing Choice vouchers. The State continues to provide supportive services for families after the conversion. During FY 2016, 38 families were converted.

Implement conversion (reformulation) demonstration for Centennial Place

On November 2, 2012, HUD approved AHA's proposal to pilot AHA's Reformulation Demonstration Program at Centennial Place under the auspices of its MTW Agreement. Of the 738 residential units in four development phases, 301 units received public housing operating subsidy pursuant to Section 9 of the U.S. Housing Act of 1937, as amended (the Act). During FY 2015, under the Reformulation Demonstration Program, all 301 units were converted from Section 9 public housing assistance to AHA's Project Based Rental Assistance (PBRA) as designed and implemented by AHA using its MTW flexibility. On April 23, 2013, AHA received additional Housing Choice voucher funding, which will be used as part of the PBRA funding to replace the public housing operating subsidy upon conversion. In FY 2016, AHA's developer partner received Low Income Housing Tax Credits for Phase III. An LIHTC application was submitted in June, 2016 for Phase IV.



Centennial Place: Before renovations (on left) and after exterior renovations prior to landscaping.

Preserve and maintain AHA-Owned Residential Communities

In FY 2015, AHA's Property Manager-Developer (PMD) partners (The Integral Group, The Michaels Organization, and Columbia Residential) began development planning for modernizing the AHA-Owned Residential Communities to elevate them to market standards. Planning activities included completion of the Green Physical Needs Assessments for 100 percent of the AHA-Owned Residential Communities to determine the long-term strategy for redevelopment and modernization of the properties. As anticipated in AHA's MTW Agreement, AHA and its partners will accomplish this modernization by converting the subsidy from Section 9 to Section 8 using AHA's MTW-approved reformulation model or HUD's Rental Assistance Demonstration (RAD) model.

After extensive planning and consultation with residents, AHA submitted a RAD application in June 2015 for the Juniper & Tenth Highrise community. During FY 2016, AHA and its partner Columbia Residential received a 9% tax credit allocation and were awarded a Commitment to enter into a Housing Assistance Payment (CHAP) from HUD, which serves as HUD's approval of the conversion. Relocation of families began in June, 2016, with an anticipated closing in October, 2016 and completion of renovations and residents returned by December, 2017.

During FY 2016, AHA amended its FY 2016 MTW Annual Plan pursuant to HUD's approval of AHA's application for conversion of Juniper & Tenth under HUD's RAD, and in anticipation of HUD's approval under RAD of AHA's waitlisted application for conversion of Piedmont Road Highrise.

PRIORITY: HUMAN DEVELOPMENT SERVICES AND SELF-SUFFICIENCY INITIATIVES

While environment matters, human transformation is a critical measure of AHA's success. Using MTW funds, AHA continues to offer human development services, which are essential to the success of those we serve. In the AHA-Owned Residential Communities and the AHA-Sponsored Mixed-Income Communities, property management provides resident services including onsite activities, service coordination and referrals.

In the Housing Choice Voucher Program, human development services are provided by AHA staff – including Director of Human Development Services, Youth Programs Manager, Service Provider Administrator, Manager of Human Development Case Management, and six Case Managers (three positions are funded by a HUD Family Self-Sufficiency grant) – that assist families in becoming compliant with AHA's work requirement by providing case management, service coordination and referrals. Additionally, AHA makes referrals to a group of third-party contracted service providers and to AHA's Service Provider Network. Families are connected, as needed, to employment, training, education, and other opportunities.

Increase work/program participation by Housing Choice families

Low-income families often are challenged to maintain consistent, full-time employment. Adults in mixed-income environments succeed because they have been positively influenced by a culture of work. They also benefit from private property management's support and guidance for gaining and maintaining employment (under AHA's site-based administration policies). This support also helps maintain the integrity and viability of the entire mixed-income community.

Demonstrating the importance of the Atlanta Model and the impact of mixed-income environments, 98 percent of AHA-assisted households with target adults¹ in AHA-Sponsored Mixed-Income, PBRA, and AHA-Owned Communities were in compliance or deemed progressing with AHA's work/program requirement. Compliance requires that target adults maintain full-time employment or are engaged in a combination of school, job training, and/or part-time employment. Progressing status is defined as each working age adult (18-61 years of age) is engaged in a minimum of 15 hours per week of work, school and/or training.

Recognizing the challenges faced by voucher families, in FY 2014, AHA implemented a strategy to assist Housing Choice participant households in becoming compliant with AHA's work requirement. AHA's human development staff assesses each family's specific barriers to employment and then initiates a family coaching plan to connect them to appropriate services and support. For more intensive needs, AHA refers them to contract service providers that specialize in particular issues. AHA staff (including

Work/Program Requirement

As a condition of receiving the housing subsidy, Households must meet the work/program requirement where:

- (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.**

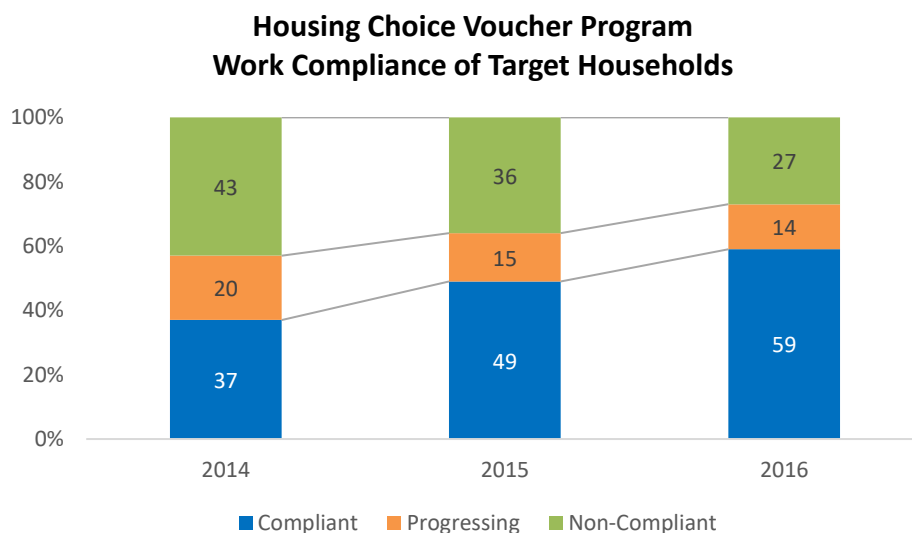
¹ Target adults are non-elderly, non-disabled adults between the ages of 18 and 61 years.

three case managers and a supervisor partially funded by HUD Family Self-Sufficiency grants) monitor the family's progress and provide case management services and guidance for up to 12 months until the household achieves either compliant or progressing status. If a non-compliant family does not participate in the coaching, counseling or service referrals or they fail to become compliant through other means, AHA may begin proceedings to terminate their assistance.

During FY 2016, AHA began to see the positive effects of providing targeted human development services in the Housing Choice Voucher Program. As of June 30, 2016, AHA had enrolled 1,316 non-work compliant Housing Choice households into its case management services, which included the completion of assessments on 4,498 household members since inception of the program in January, 2014. During FY 2016, 429 households enrolled in case management services transitioned to Compliant, Progressing or Exempt status. The Efforts to Outcomes (ETO) system will enable more efficient monitoring of case management services and referrals in FY 2017.

429

**Housing Choice families
that moved to Compliant
or Progressing status after
receiving case
management**



Work compliance improved significantly after AHA implemented a case management services strategy in FY 2014.

AHA believes strongly in the value, dignity, and economic independence that work provides. AHA will continue to explore additional strategies and partnerships designed to move more families toward economic self-sufficiency.

Promote Aging Well strategy in both AHA-Owned Residential Communities and amongst elderly Housing Choice families

AHA's Aging Well program encourages and empowers older adults to be active and control decisions that affect their lives and aging process. It offers social engagement opportunities, enhances connections to family, friends, and the broader community, and promotes wellness.

Connecting Residents to Resources

AHA continued to promote active aging at the AHA-Owned Residential Communities, balancing this initiative with the limited funding for operating and managing the properties. Resident Services Coordinators at each AHA-Owned Residential Community provide hands-on assistance to residents, organize resident activities, and coordinate with local community-based services.

Working with the Property Manager-Developers, AHA's network of over 200 local service providers and local universities, AHA strives to: provide activities and learning experiences for the residents that address the *7 Dimensions of Whole Person Wellness*, and connect residents with resources to support their physical and mental wellness.

For example, as part of the Nurse Practicum Programs at Emory University, Georgia State University and Mercer University, nursing students visit with AHA residents at their community and assist with medication compliance, follow-up, and blood pressure checks. The direct interaction with nursing students allows residents to ask and receive information to assist in their desired health outcomes.

In another long-term partnership with AHA, mental health professionals from Emory University's Fuqua Center for Late-Life Depression work closely with residents to provide referrals and connections to community-based resources. Over the past year as more residents are connected with services, AHA has seen greater community engagement by residents and general improvements in topics such as housekeeping compliance, conflict resolution and positive interaction amongst residents.

Residents also have weekly opportunities to attend adult day centers such as Quality Life Services (QLS) which offer numerous activities and educational enrichment programs.

Since 2010, AHA has provided instruction through a contract with Connected Living. The on-site technology centers were created using Federal stimulus funds and MTW funds. As a result of access to technology and instruction, AHA has seen an increase in digital literacy amongst our senior residents, over 50 percent own computers or smartphones and less than 30 percent have never used the Internet, according to resident surveys. AHA successfully ended its contract with Connected Living on June 30, 2016.



During an organized trip, Peachtree Road residents visit the Atlanta landmark, The World of Coke.



Demonstrating intergenerational activity and community involvement, Georgia Avenue and Martin Street Plaza residents actively participate in the Atlanta Streets Alive event in the Summerhill Neighborhood in April.

Expand education partnerships with the Atlanta Public Schools and early childhood education providers and advocates

Human Development Services and Case Management

Based on the needs assessments completed in FY 2015, AHA identified and referred families to educational activities with key partners in FY 2016.

Table 2: Human Development Service Providers

Organization	Population Served	Referrals from AHA
Urban League: vocational counseling for Youth ages 18-24	Youth ages 18-24	59
Urban League: GED	Adults	133
Senior Citizen Services of Atlanta: Adult day care services and daily programming	Seniors	28
Literacy Action: literacy and GED preparation for adults	Adults	98
Boys & Girls Club: after-school and summer care programs	Children	103
Center for Working Families: job training and placement services	Target Adults	240
Urban League: job training and placement services for long-term unemployed	Target Adults	387
Urban League: records restrictions (i.e. expungement) services	Target Adults	6
Mercy Care: behavioral health, therapeutic and life coaching services	Adults	71

In addition to case management services provided to families, AHA organized several education sessions to advance self-sufficiency. Examples of the seminars and activities hosted by AHA at its Zell Miller Center for Self-Sufficiency are the following:

- Education Fair, which included providers Georgia State University, Literacy Action, Atlanta Technical College, and others
- Healthcare Briefing with speakers from St. Joseph's Mercy Care, Emory University and addressing Affordable Healthcare Act resources

- Self-Sufficiency Empowerment workshop
- After-School Resource Fair in coordination with the Boys & Girls Club of Metro Atlanta
- Financial Literacy & Credit Counseling Seminar attended by 100 households.

Scholarships for College

For the 2016/2017 academic year, youth and adults of all ages were rewarded for academic success and support in furthering their education with scholarships from multiple organizations. AHA and the United Negro College Fund (UNCF) continued their partnership on the Atlanta Community Scholars Awards (ACSA). UNCF provides fiscal oversight for grants and gifts given by AHA and its employees, including disbursements and scholarships. Scholarships are awarded by a committee of AHA employees and other community leaders. Independent of AHA, students of all ages in AHA-assisted families were successfully awarded college scholarships of note.

- 27 AHA-assisted youth were awarded scholarships through AHA's Atlanta Community Scholars Award, which is funded through AHA's annual Employee Giving campaign. Scholarships totaling \$50,900 can be used for the students' post-secondary education.
- 1 student was named a Gates Millennium Scholar for which they will receive full tuition for four years.
- 3 students in AHA's Housing Choice program were recipients of the Affordable Housing Resident Scholarship, sponsored by The Housing Authority Insurance Group. AHA students were awarded three of the five \$2,500 scholarships.
- 1 student received a scholarship from the Georgia Association of Housing and Redevelopment Authorities.
- 10 students received Atlanta's Choice Neighborhoods scholarships. (See *Choice Neighborhoods* section)
- 1 student received a \$20,000 achievement-based scholarship from the Coca Cola Scholars Foundation. Awarded to 150 graduating high school seniors each year, the scholarship is unique in that recipients have up to 10 years to use their full award for tuition at an accredited college or university and for other educational expenses, such as on-campus housing, computers, and textbooks.



AHA's Atlanta Community Scholars with Chief Operating Officer, Catherine Buell (second from left) and other AHA staff.

ConnectHome

In partnership with the City of Atlanta, AHA was chosen as one of 28 communities to participate in the HUD/White House initiative ConnectHome to bridge the digital literacy gap amongst HUD-assisted families. In less than 10 months, AHA and the City of Atlanta and numerous partners successfully distributed 305 tablet computers to low-income families with children, including 163 AHA-assisted families. Each qualified family received a tablet, 12 months of wireless broadband Internet service and training. Additionally, the Atlanta Public Schools highlighted the free online resources they offer for students and parents to facilitate the connections to school, education and parental involvement.



Summer Internships

In support of HUD's "White House 2016 Summer Opportunity Project," AHA hired 13 summer interns to work in its headquarters office. Outreach targeted youth in the Choice Neighborhood (Vine City, Ashview Heights and University Homes) as well as youth attending Washington High School or one of the Atlanta University Center colleges. AHA held a career fair and job readiness workshops to prepare interns for interviewing and with general work etiquette. The six-week internships began in June, 2016 in all major AHA departments.



AHA interns with President and CEO Joy Fitzgerald (far right) and Chief Operating Officer Catherine Buell (far left)

PRIORITY: ADMINISTRATION

In FY 2016, AHA continued to evolve its infrastructure, to expand its use of technology to drive efficiencies and to streamline processes to provide better customer service and business partnerships.



During FY 2016, AHA made significant progress in the following areas.

- **Launched an Applicant Portal** – In an effort to reduce call volumes and provide self-service convenience, AHA launched an Applicant Portal which allows applicants on the Housing Choice waiting list to update their contact information online.
- **Deployed New Hand-Held Devices for Inspections** – AHA upgraded our inspections capabilities from laptops to new mobile devices. Now our inspectors are able to complete the inspection while in the field and communicate directly with property owners and participants about deficiencies. The deployment has resulted in significantly improved productivity.
- **Implemented Efforts to Outcomes (ETO™) Software as a Service Case Management Solution** – AHA implemented a case management system to assist human development services and Choice Neighborhoods case management staff. Case managers can manage services provided and track referrals. In addition, the ETO solution allows contracted service providers to enter case notes and track outcomes. Ultimately, ETO will be a critical tool to enable AHA to monitor and demonstrate improved outcomes for families in its various programs.
- **Automation of Procurement and Contracts** – AHA implemented SciQuest E-Procurement Source-to-Settle solutions. The redesign of the main entry point for vendors to conduct business with AHA was the first step in streamlining, centralizing and standardizing the procurement and contract administration functions. After initial introductory supplier registration and AHA verification of regulatory and compliance information, the self-service solution allows AHA's 3,000+ vendors to maintain and update their information. With the addition of SciQuest, AHA has been able to more efficiently automate procurement, manage and award competitive bids, and maintain and track all contract files.
- **Housing Choice Abatement Policy** – Based on suggestions from the Landlord Advisory group, in October, 2015, AHA changed the previous abatement procedure which penalized landlords in the amount of one month of housing assistance payments for units that did not pass inspection before the deficiency due date. Under the new procedure, if the unit fails to pass inspection prior to the deficiency due date, (24 hours, 72 hours or 30 days, depending upon severity of the deficiencies), the owner will incur a daily, pro-rated abatement penalty until repairs are made and the unit passes inspection. The feedback has been positive and landlords have encouraged AHA to find more ways to become "easy to do business."





MTW INNOVATIONS & POLICIES




Under the MTW Agreement, AHA has strategically implemented its 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 with contract terms in various agreements with developers and service providers. Three, AHA gains economies from systematic implementation across the agency. As a result of AHA's participation in the MTW Demonstration and strategic implementation of numerous innovations or reforms, families are living in quality, affordable housing and improving the quality of their lives.

The following represents an overview of a number of key innovations and policy reforms AHA has implemented as a result of its participation in the MTW Demonstration Program and in accordance with the provisions of AHA's Amended and Restated MTW Agreement with HUD.






Innovations & Policies		Designates an AHA invention or significant innovation
Economic Viability	REGULAR HOUSING AUTHORITY	AHA INNOVATION AND IMPACT
 Households Served (HUD Funding Availability) To address the volatility in the availability of HUD funding, this protocol defines "AHA households served" as all households in the Housing Choice voucher program and all households earning 80% and below of area median income (AMI) residing in communities in which AHA owns, sponsors, subsidizes, or invests funds.	Counts families based on HUD funding source	Counts all households affected by AHA programs and investments
Fee-for-Service Methodology As a simplified way to allocate indirect costs to its various non-MTW grants and programs, AHA developed a fee-for-service methodology replacing the traditional salary allocation system. More comprehensive than HUD's Asset Management program, AHA charges fees, not just at the property-level, but in all aspects of AHA's business activities, which are often not found in traditional HUD programs.	Cost allocation based on labor costs	Accounts for all costs
Local Asset Management Program A comprehensive program for project-based property management, budgeting, accounting, and financial management. In addition to the fee-for-service system, AHA differs from HUD's asset management system in that it defines its cost objectives at a different level; specifically, AHA defined the MTW program as a cost objective and defined direct and indirect costs accordingly.	HUD Asset Management	Effective, customized approach
 Revised MTW Benchmarks AHA and HUD defined 11 MTW Program Benchmarks to measure performance. AHA is not subject to HUD's Public Housing Assessment System (PHAS) or Section Eight Management Assessment Program (SEMAP) because each party recognized that such measurements were inconsistent with the terms and conditions of AHA's MTW Agreement.	PHAS & SEMAP	Simplified and focused on outcomes

Human Development and Self-Sufficiency	REGULAR HOUSING AUTHORITY	AHA INNOVATION AND IMPACT
<p>Work/Program Requirement</p> <p>This policy establishes an expectation that reinforces the importance and necessity for work to achieve economic independence and self-sufficiency. 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 full-time employment or participate in a combination of school, job training, and/or part-time employment.</p>	None	All able-bodied adults must be working or engaged in programs to prepare for work
<p>Service Provider Network</p> <p>For the benefit of AHA-assisted households and individuals, AHA formed this group of social service agencies to support family and individual self-sufficiency, leveraging MTW Funds with resources and expertise from established organizations.</p>	None	Uses partnership model to leverage MTW Funds
<p>Intensive Coaching and Counseling Services</p> <p>AHA has used more than \$30 million of MTW Funds to pay for family counseling services for families transitioning from public housing to mainstream, mixed-income environments and for self-sufficiency.</p>	None	Enabled by MTW Single Fund
<p>30% of Adjusted Income</p> <p>This innovation ensures housing affordability and uniformity of tenant payments, regardless of the source of AHA subsidy, by establishing that the total tenant payments of all AHA-assisted households (including HCVP participants) will at no time exceed 30 percent of adjusted income.</p>	Only applies to public housing	Increases housing choices in lower poverty neighborhoods
<p>\$125 Minimum Rent</p> <p>Policy that raises standards of responsibility for some AHA-assisted families in public housing and Housing Choice by increasing tenant contributions towards rent to at least \$125. Policy does not apply to households where all members are either elderly and/or disabled.</p>	\$25-50	\$125
<p>Elderly and Non-Elderly Disabled Income Disregard</p> <p>This policy encourages healthy aging and self-sufficiency by excluding employment income when determining rental assistance for elderly persons or non-elderly persons with a disability.</p>	n/a	Encourages independent living and incents employment
<p>4-to-1 Elderly Admissions Preference</p> <p>AHA created this policy to address sociological and generational lifestyle differences between elderly and young disabled adults living in the AHA-Owned Residential Communities (public housing-assisted communities). This policy creates a population mix conducive to shared living space for the elderly.</p>	None	Improves quality of life for all residents

Human Development and Self-Sufficiency <i>Cont'd</i>	REGULAR HOUSING AUTHORITY	AHA INNOVATION AND IMPACT
Rent Simplification AHA determines adjusted annual income with its own Standard Deductions that replace HUD's Standard Deductions, and, in most cases, eliminate the need to consider other deductions. This policy reduces errors and inefficiencies associated with the verification of unreimbursed medical and childcare expenses.	\$480 per child, \$400 for elderly/disabled and requires receipts	Simplifies administration: \$750 per child, \$1000 for elderly/disabled households
Good Neighbor Program An instructional program established in partnership with Georgia State University, the curriculum includes training on the roles and responsibilities necessary to be a good neighbor in mainstream, mixed-income environments. The program supports acceptance of the Housing Choice program by members of the community.	None	Improves quality of life and community acceptance
 Aging Well Initiative Recognizing the needs of older adults to live independently and maintain their quality of life, AHA introduced a program to provide residents with vibrant physical spaces, active programming, support services, and enhanced opportunities for socialization, learning, and wellness.	None	Enabled by MTW Funds
Alternate Resident Survey This protocol, which replaces and satisfies the requirements for HUD's PHAS Resident Survey, allows AHA to monitor and assess customer service performance in public housing using AHA's own resident survey.	PHAS Resident Survey	AHA-customized resident survey
 MTW Benchmarking Study—Third Party Evaluation In order to measure the impact of AHA's MTW Program, AHA uses an independent, third-party researcher to conduct a study of the Program and its impact.	n/a	Empirical evaluation by independent third-party
 Early Childhood Learning Because strong communities are anchored by good schools, AHA partners with the public schools, foundations, and developers to create physical spaces for early childhood learning centers.	None	Leverages land to break cycle of poverty
Expanding Housing Opportunities	REGULAR HOUSING AUTHORITY	AHA INNOVATION AND IMPACT
 Mixed-Income / Mixed-Finance Development Initiative AHA strategically approaches development and rehabilitation activities by utilizing public/private partnerships and private sector development partners, and by leveraging public/private resources. AHA has evolved its policies and procedures to determine and control major development decisions. This streamlined approach allows AHA to be more nimble and responsive in a dynamic real estate market in the creation of mixed-income communities.	n/a	Pioneered by AHA and now called "The Atlanta Model"

Expanding Housing Opportunities <i>Cont'd</i>	REGULAR HOUSING AUTHORITY	AHA INNOVATION AND IMPACT
 Public-Private Partnerships The public/private partnerships formed to own AHA-Sponsored, Mixed-Income Communities (Owner Entities) have been authorized by AHA to leverage the authority under AHA's MTW Agreement and to utilize innovative private sector approaches and market principles.	n/a	Leverages public funds, private sector funds and know-how
Managing Replacement Housing Factor (RHF) Funds AHA established a RHF Obligation and Expenditure Implementation Protocol to outline the process with which AHA manages and utilizes RHF funds to further advance AHA's revitalization activities.	Restricted	Clearly defined options for combining or accumulating RHF funds
Mixed-Finance Closing Procedures AHA carries out a HUD-approved procedure for managing and closing mixed-finance transactions involving MTW or development funds.	n/a	Streamlines procedures
Gap Financing AHA may support the financial closings of mixed-income rental communities through gap financing that alleviates the challenges in identifying investors and funders for proposed development projects.	n/a	Enables opportunities to preserve and/or develop additional mixed-income communities
 Project Based Rental Assistance (PBRA) as a Development Tool AHA created a unique program that incents private real estate developers/owners to create quality affordable housing. For PBRA development deals, AHA has authorization to determine eligibility for PBRA units, determine the type of funding and timing of rehabilitation and construction, and perform subsidy layering reviews.	Project Based Voucher (PBV) program	Unique PBRA program developed with local Atlanta developers
 PBRA Site-Based Administration Through AHA's PBRA Agreement (which replaces the former Project Based HAP contract), the owner entities of PBRA developments and their professional management agents have full responsibility, subject to AHA inspections and performance reviews, for all administrative and programmatic functions including admissions and occupancy procedures and processes relating to PBRA-assisted units. Allows private owners to manage and mitigate their financial and market needs.	PBV administered by public housing authority	Allows private owner to optimize management and viability of property

Expanding Housing Opportunities <i>Cont'd</i>	REGULAR HOUSING AUTHORITY	AHA INNOVATION AND IMPACT
<p>Reformulating the Subsidy Arrangement AHA is implementing strategies to reformulate the subsidy arrangement for AHA-Sponsored Mixed-Income Communities and AHA-Owned Residential Communities from public housing operating subsidy (under the existing Annual Contributions Contract) to Project Based Rental Assistance (under an AHA-devised PBRA Agreement), in order to sustain and preserve investments in these rental communities.</p>	Rental Assistance Demonstration (RAD) program, similar program created recently by HUD.	Unique program enhances long-term viability of real estate
<p>Supportive Housing AHA supports, in partnership with private sector developers, service-enriched housing for target populations such as the homeless, persons with mental health or developmental disabilities, at-risk families and youth, and others requiring a unique and supportive environment to ensure a stable housing situation. AHA utilizes PBRA funding to provide rental assistance and has established separate housing assistance policies for these developments that match the unique needs of the client population.</p>	Requires waivers for preferences	Expands affordable housing for at-risk populations
<p>Affordable Assisted Living AHA and a private sector partner are developing a facility primarily for elderly veterans and their spouses who require assistance with daily living activities. AHA seeks to fill the unmet need for affordable assisted living or personal care facilities by leveraging multiple sources of funding.</p>	n/a	Expands affordable housing for at-risk population
<p>Housing Choice Voucher Program (HCVP) Reforms AHA's MTW Agreement allows it to develop its own Housing Choice Voucher Program. In addition to agency-wide policies, following are key features of the program.</p>		
<p>HCRA Agreement Replaces the HUD HAP Agreement and is based on private sector real estate models.</p>	Standard HAP agreement	Market-based with lease addendum
<p>Multi-family Rent Schedules By agreement with certain high-performing multi-family property owners, establishes standard rents and annual review for a property.</p>	Single Fair Market Rent for Atlanta	Increases availability of quality housing while reducing operational costs

Expanding Housing Opportunities <i>Cont'd</i>	REGULAR HOUSING AUTHORITY	AHA INNOVATION AND IMPACT
 Atlanta Submarket Payment Standards AHA established standards in 23 local submarkets to account for varying local markets and to eliminate financial barriers during the housing search.	Single Fair Market Rent for Atlanta	Increases choices for families
 Rent Reasonableness Determinations AHA uses local market comparables to determine rents for each unit and ensure that AHA is not overpaying in any given market.	Varies	Aligns rents with market
 Leasing Incentive Fee (LIF) Allows families greater buying power in lower poverty neighborhoods where security deposits and application fees would normally create a barrier. Attracts more landlords in lesser-impacted markets and Areas of Opportunity.	None	Lowers barriers for families
Occupancy Policies Occupancy standards, including a broad definition of a family, are set by AHA to improve long-term self-sufficiency of the family.	Strict	Increases access to housing
Housing Choice Homeownership Policies AHA established its own policies, procedures, eligibility, and participation requirements for families to participate in the Housing Choice Homeownership Program and use their voucher for mortgage payment assistance.	None	Supports long-term success of low-income families
 Special Purpose Vouchers Program Flexibility Allows AHA to apply its program standards after the first year for vouchers such as Family Unification.	Restricted by funding source	Aligns MTW goals and flexibility
 Enhanced Inspection Standards AHA created more comprehensive inspections standards and processes than HUD HQS in order to improve the delivery of quality, safe, and affordable housing to assisted families. Ensures the quality and financial viability of the product and the neighborhood.	HUD's HQS	Unit + site and neighborhood
Site and Neighborhood Standards In lieu of the HUD Site & Neighborhood Standards, AHA has adopted the PBRA Site & Neighborhood Standards as set forth in Section VII.B.3 of Attachment D of AHA's MTW Agreement for the evaluation of HOPE VI and other HUD-funded master planned developments.	Limited	Flexible standards to leverage local market realities

Appendices

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Table of Contents

FY 2016 Annual Report Appendices

		Page
Appendix A	MTW Annual Report Cross-Reference Guides 1. AHA Legacy Attachment B Requirements 2. HUD Form 50900 Attachment B	5
Appendix B	FY 2016 MTW Annual Report Resolution & Certifications 1. Secretary's Certificate 2. Resolution <ul style="list-style-type: none"> • Exhibit OPS-1-A: MTW Program Benchmarks – Measurable Outcomes • Exhibit OPS-1-B: Minimum Rent Policy Impact Analysis • Exhibit OPS-1-C: Elderly and Non-Elderly Disabled Income Disregard Policy Impact Analysis • Exhibit OPS-1-D: Rent Simplification Policy Impact Analysis • Exhibit OPS-1-E: Flat Rent Impact Analysis 3. Certification to HUD Regarding the AHA's FY 2016 MTW Annual Report	13
Appendix C	Ongoing Activities 1. AHA Program Benchmarks 2. Approved MTW Implementation Protocols	33
Appendix D	AHA MTW Benchmarks (Legacy Attachment B) 1. Households Served Information 2. Units Added 3. Units Under Commitment 4. Units Removed 5. Household Characteristics 6. Waiting List Characteristics 7. Occupancy Rate 8. Rents Uncollected 9. Emergency Work Order Completion 10. Routine Work Order Completion 11. Inspections 12. Security	43
Appendix E	Resident Satisfaction Survey, AHA-Owned Residential Communities	65
Appendix F	Financial Analysis 1. FY 2016 Budget vs. Actual (Unaudited) 2. Modernization & Non-Operating Expenditures (AHA-Owned Residential Communities) 3. Annual Statement / Performance and Evaluation Reports 4. Housing Choice Vouchers Authorized 5. Local Asset Management Program 6. AHA Audit for the Fiscal Years Ended June 30, 2015 and 2014	71
Appendix H	HUD Information Reporting Requirement (HUD Form 50900 – Attachment B)	251

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Appendix A

MTW Annual Report Cross-Reference Guides

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Appendix A - MTW Annual Report Cross-Reference Guides

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, January 16, 2009 and as extended 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 Report, where the item can be found.

Annual Report Element	Location in FY 2016 MTW Report
I. Households Served	
A. Number served: plan vs. actual by:	Appendix D: AHA MTW Benchmarks (Legacy Attachment B)
- unit size	
- family type	
- income group	
- program/housing type	
- race & ethnicity	
B. Changes in tenant characteristics	
C. Changes in waiting list numbers and characteristics	
D. Narrative discussion/explanation of change	
II. Occupancy Policies	
A. Changes in concentration of lower-income families, by program	Appendix D: AHA MTW Benchmarks (Legacy Attachment B)
B. Changes in Rent Policy, if any	Appendix B: FY 2016 MTW Report Resolution & Certifications
C. Narrative discussion/explanation of change	
III. Changes in the Housing Stock	
A. Number of units in inventory by program: planned vs. actual	Appendix D: AHA MTW Benchmarks (Legacy Attachment B)
B. Narrative discussion/explanation of difference	Public Housing inventory is reported to HUD through the PIC system. Housing Choice unit leasing information is submitted monthly through VMS.
IV. Sources and Amounts of Funding	
A. Planned vs. actual funding amounts	Appendix F: Financial Analysis
B. Narrative discussion/explanation of difference	
C. Consolidated Financial Statement	
V. Uses of Funds	
A. Budgeted vs. actual expenditures by line item	Appendix F: Financial Analysis
B. Narrative/explanation of difference	
C. Reserve balance at end of year. Discuss adequacy of reserves.	

1. AHA Legacy Attachment B Requirements

Appendix A
2 of 6

Annual Report Element	Location in FY 2016 MTW Report	
VI. Capital Planning		
A. Planned vs. actual expenditures by property	Appendix F: Financial Analysis	
B. Narrative discussion/explanation of difference		
VII. Management Information for Owned/Managed Units		
A. Vacancy (Occupancy) Rates	Appendix D: AHA MTW Benchmarks (Legacy Attachment B)	
1. Target vs. actual occupancies by property		
2. Narrative/explanation of difference		
B. Rent Collections		
1. Target vs. actual collections		
2. Narrative/explanation of difference		
C. Work Orders		
1. Target vs. actual response rates		
2. Narrative/explanation of difference		
D. Inspections		
1. Planned vs. actual inspections completed		
2. Narrative/explanation of difference		
3. Results of independent PHAS inspections		
E. Security		
1. Narrative: planned vs. actual actions/explanation of difference		
VIII. Management Information for Leased Housing		
A. Leasing Information		
1. Target vs. actual lease ups at end of period	Appendix D: AHA MTW Benchmarks (Legacy Attachment B)	
2. Narrative/explanation of difference	Public Housing inventory is reported to HUD through the PIC system. Housing Choice unit leasing information is submitted monthly through VMS.	
3. Information and Certification of Data on Leased Housing Management including:	Appendix D: AHA MTW Benchmarks (Legacy Attachment B)	
▪ Ensuring rent reasonableness		
▪ Expanding housing opportunities		
▪ Deconcentration of low-income families		

1. AHA Legacy Attachment B Requirements

Appendix A
3 of 6

Annual Report Element	Location in FY 2016 MTW Report
B. Inspection Strategy	
1. Results of inspection strategy, including:	Appendix D: AHA MTW Benchmarks (Legacy Attachment B)
a) Planned vs. actual inspections completed by category:	
▪ Annual HQS Inspections	
▪ Pre-contract HQS Inspections	
▪ HQS Quality Control Inspections	
b) HQS Enforcement	
2. Narrative/explanation of difference	
IX. Resident Programs	
A. Narrative: planned vs. actual actions/explanation of difference	Section II. Priority Activities
B. Results of latest PHAs Resident Survey, or equivalent as determined by HUD.	Appendix E: Resident Satisfaction Survey, AHA-Owned Residential Communities
X. Other Information as Required	
A. Results of latest completed 133 Audit, (including program-specific OMB compliance supplement items, as applicable to AHA's Agreement)	Appendix F: Financial Analysis
B. Required Certifications and other submissions from which the Agency is not exempted by the MTW Agreement	Appendix B: FY 2016 MTW Report Resolution & Certifications
C. Submissions required for the receipt of funds	<p>HUD no longer requires an annual Section 8 budget from AHA to request Housing Choice funds; and AHA will be submitting the CY 2017 Low Rent Operating Subsidy Calculation to the Atlanta Field Office as required by the upcoming submission schedule for review and funding.</p> <p>HUD provided AHA with the amounts of its 2016 CFP and RHF grant awards in February 2016 and AHA submitted the original Annual Statements/ Performance and Evaluation Reports (AS/P&E) for these grants to the local HUD field office with our acceptance of the amended ACCs.</p> <p>AS/P&Es for RHF and CFP grants active in FY 2016 with information as of June 30, 2016 are included in Appendix F: Financial Analysis.</p>

2. HUD Form 50900 Attachment B

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

Reference: OMB Control Number 2577-0216 (expired 05/31/2016)

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). 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.

Annual Report Element	Location in FY 2016 MTW Report
I. Introduction	
A. Table of Contents, which includes all the required elements of the Annual MTW Report; and	Annual Report Sections I and II Table of Contents
B. Overview of the Agency's ongoing MTW goals and objectives.	
II. General Housing Authority Operating Information	
A. Housing Stock Information	
Number of public housing units at the end of the Plan year, discuss any changes over 10%;	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
Description of any significant capital expenditures by development (>30% of the Agency's total budgeted capital expenditures for the fiscal year);	
Description of any new public housing units added during the year by development (specifying bedroom size, type, accessible features, if applicable);	
Number of public housing units removed from the inventory during the year by development specifying the justification for the removal;	
Number of MTW HCV authorized at the end of the Plan year, discuss any changes over 10%;	
Number of non-MTW HCV authorized at the end of the Plan year, discuss any changes over 10%;	
Number of HCV units project-based during the Plan year, including description of each separate project; and	
Overview of other housing managed by the Agency, eg., tax credit, state-funded, market rate.	
B. Leasing Information - Actual	
Total number of MTW PH units leased in Plan year;	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
Total number of non-MTW PH units leased in Plan year;	
Total number of MTW HCV units leased in Plan year;	
Total number of non-MTW HCV units leased in Plan year;	

Annual Report Element	Location in FY 2016 MTW Report
Description of any issues related to leasing of PH or HCVs; and	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
Number of project-based vouchers committed or in use at the end of the Plan year, describe project where any new vouchers are placed (include only vouchers where Agency has issued a letter of commitment in the Plan year).	
C. Waiting List Information	
Number and characteristics of households on the waiting lists (all housing types) at the end of the plan year; and	Appendix D: AHA MTW Benchmarks (Legacy Attachment B)
Description of waiting lists (site-based, community-wide, HCV, merged) and any changes that were made in the past fiscal year.	No changes were made to the policy or procedures for maintaining waiting lists. Waiting lists are opened and closed at various sites on an "as needed" basis in the normal course of business.
III. Proposed MTW Activities: HUD approval requested	
All proposed activities that are granted approval by HUD are reported in Section IV as 'Approved Activities'.	
IV. Approved MTW Activities: HUD approval previously granted	
(provide the listed items below grouped by each MTW activity)	
A. Implemented Activities	
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; provide a description of the activity and detailed information on its impact; compare outcomes to baselines and benchmarks, and indicate whether the activity is on schedule.	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
B. Not Yet Implemented Activities	
List any approved activities that were proposed in the Plan, approved by HUD, but not implemented; specify the Plan Year in which the activity was first approved; discuss any actions taken toward implementation during the fiscal year.	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
C. Activities on Hold	
Describe any approved activities that have been implemented and 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; report any actions that were taken towards reactivating the activity.	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)

Annual Report Element	Location in FY 2016 MTW Report
D. Closed Out Activities	
List all 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); provide the year the activity was closed out; discuss the final outcome and lessons learned.	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
V. Sources and Uses of MTW Funds	
A. Sources and Uses of MTW Funds	Appendix H: HUD Information Reporting Requirement (HUD Form 50900 - Attachment B)
Actual Sources and Uses of MTW Funding for the Fiscal Year	
Describe the Activities that Used Only MTW Single Fund Flexibility	Appendix F: Financial Analysis
B. Local Asset Management Plan	
C. Commitment of Unspent Funds	
	N/A per HUD: Until HUD issues a methodology for defining reserves, including a definition of obligations and commitments, MTW agencies are not required to complete this section.
VI. Administrative	
The Agency shall provide the information below:	
A. General description of any HUD reviews, audits or physical inspection issues that require the agency to take action to address the issue;	N/A
B. Results of latest PHA-directed evaluations of the demonstration, as applicable; and	N/A
C. Certification that the PHA has met the three statutory requirements of: 1) assuring that at least 75 percent of the families assisted by the Agency are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and 3) maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.	Appendix B: FY 2016 MTW Report Resolution & Certifications

Appendix B

MTW Annual Report Resolution & Certifications

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SECRETARY'S CERTIFICATE

I, JOY W. FITZGERALD, 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 2016 Moving To Work (MTW) Annual Report to the United States Department of Housing and Urban Development in accordance with AHA's Amended and Restated MTW Agreement.
3. This resolution was presented to the AHA Board of Commissioners (the "Board") at its Regular Meeting on September 29, 2016 (the "Meeting").
4. The following Board members were present for the Meeting:

Daniel Halpern, Chair
James Allen, Jr.
Brandon Riddick-Seals
Robert Rumley, III
5. At the Meeting, the Board 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 29 day of September, 2016.

SEAL




JOY W. FITZGERALD,
Secretary

EXHIBIT 1
RESOLUTION ADOPTED AT THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS HELD
THURSDAY, SEPTEMBER 29, 2016

RESOLUTION

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 (Amended and Restated MTW Agreement) with the United States Department of Housing and Urban Development (HUD);

WHEREAS, the Amended and Restated MTW Agreement amended and restated AHA's initial MTW Agreement, dated September 23, 2003 and effective as of July 1, 2003, and is effective through June 30, 2028, unless further extended;

WHEREAS, the Amended and Restated MTW Agreement may be extended for additional ten year terms, with HUD's consent, provided AHA is in compliance with certain agreed conditions;

WHEREAS, under the Amended and Restated MTW Agreement, AHA is required to submit an MTW Annual Report to HUD which, except for certain reports identified in the Amended and Restated MTW Agreement, replaces all other conventional HUD performance measures, including the Public Housing Assessment System and Section 8 Management Assessment Program;

WHEREAS, the Fiscal Year (FY) 2016 MTW Annual Report must be submitted to HUD by September 30, 2016;

WHEREAS, AHA's Amended and Restated MTW Agreement identifies performance benchmarks and specific types of information that are required to be included in the MTW Annual Report;

WHEREAS, the performance benchmarks are designed to evaluate AHA's performance during the term of the Amended and Restated MTW Agreement;

WHEREAS, AHA's performance against these benchmarks is summarized in Exhibit OPS-1-A;

WHEREAS, AHA's Amended and Restated MTW Agreement also requires AHA to conduct an annual reevaluation of the impact of its rent policy changes; and

WHEREAS, AHA's FY 2016 rent impact analyses are attached hereto as Exhibit OPS-1-B through OPS-1-E.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA (AHA) that AHA's Fiscal Year (FY) 2016 Moving To Work (MTW) Annual Report is hereby approved. Further, the President and Chief Executive Officer is authorized to submit AHA's FY 2016 MTW Annual Report and such other required documents, certifications or forms to the United States Department of Housing and Urban Development (HUD) with such changes, additions or corrections as she shall deem necessary or appropriate or as may be required by HUD. Further, the Chair or Vice Chair of the Board of Commissioners and the President and Chief Executive Officer are hereby authorized to execute any required documents, certifications or HUD forms related to the approval and filing of AHA's FY 2016 MTW Annual Report.

Exhibit OPS-1-A

FY 2016 AHA Program Benchmarks

Performance Measure Definition <i>See Management Notes for further definitions/explanations.</i>	Baseline	FY 2016 Target	FY 2016 Outcome	
Public Housing Program (See Note A)				
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%	≤2%	1%	Exceeds Benchmark
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. See Note B	98%	≥98%	99%	Meets Benchmark
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%	≥99%	100%	Exceeds Benchmark
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.	5 days	≤7 days	1.7 days	Exceeds Benchmark
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. See Note C	100%	100%	100%	Exceeds Benchmark
Housing Choice Program (Section 8)				
Budget Utilization Rate The expenditure of FY 2016 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%. See Note D	98%	≥98%	100%	Exceeds Benchmark
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. See Note E	98%	≥98%	100%	Exceeds Benchmark
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%	≥1.4%	3.3%	Exceeds Benchmark

Performance Measure Definition <i>See Management Notes for further definitions/explanations.</i>	Baseline	FY 2016 Target	FY 2016 Outcome	
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 FY, regardless of participation in a homeownership counseling program, shall be greater than or equal to the target benchmark. See Note F	6	12	88	Exceeds Benchmark
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. See Note G	N/A	75%	98% in mixed-income rental communities	Exceeds Benchmark
			73% Housing Choice Tenant-Based Vouchers	Below Benchmark
			100% AHA-Owned Communities	Exceeds Benchmark
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. See Note H	N/A	6	13	Exceeds Benchmark

MANAGEMENT NOTES:

- A. Public Housing Program - General.** Information for the Public Housing Program includes information for both AHA-Owned Residential Communities and the public housing assisted units at AHA-Sponsored Mixed-Income Communities.

Each of the subject AHA-Sponsored Mixed-Income Communities, developed as a result of public-private partnerships, is owned by a private sector owner entity formed as a limited partnership with an affiliate of AHA's private sector development partner as the managing general partner and an affiliate of AHA as a limited partner. Each community is managed by the owner entity's captive professional property management agent or a third party fee management company hired by the managing general partner. While AHA does not own these communities, AHA engages with the managing general partner of the respective owner entities to monitor financial and operational performance of the property, review monthly and quarterly reports, and make site visits.

The Magnolia Park community is not factored into overall results shown for public housing because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AHA is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

- B. Public Housing Program – Occupancy Rates.** Rates are based on available units, i.e. dwelling units (occupied or vacant) under AHA's Annual Contributions Contract, that are available for occupancy, after adjusting for four categories of exclusions:

1. Units Approved For Non-Dwelling Use: These are units that are HUD-approved for non-dwelling status for the use in the provision of social services, charitable purposes, public safety activities, and resident services, or used in the support of economic self-sufficiency and anti-drug activities.
2. Employee Occupied Units: These are units that are occupied by employees, who are needed at the site, rather than the occupancy being subject to the normal resident selection process.
3. Vacant Units Approved For Deprogramming: These are units that are HUD-approved for demolition/disposition.
4. Temporarily Off-Line Units: These are units undergoing modernization and/or major rehabilitation.

- C. Public Housing Program - Percent Planned Inspections Completed.** Units exempted from the calculation for this purpose include the following:

1. Occupied units for which AHA has documented two attempts to inspect the unit and where AHA has initiated eviction proceedings with respect to that unit;
2. Vacant units that are undergoing capital improvements;
3. Vacant units that are uninhabitable for reasons beyond AHA's control due to:
 - a. Unsafe levels of hazardous/toxic materials;
 - b. An order or directive by a local, state or federal government agency;
 - c. Natural disasters; or
 - d. Units kept vacant because they are structurally unsound and AHA has taken action to rehabilitate or demolish those units.
4. Vacant units covered in an approved demolition or disposition application.

- D. Housing Choice Budget Utilization.** AHA's MTW Housing Choice Budget Utilization benchmark requires that the expenditure of fiscal year Housing Choice Annual Budget allocation (i.e. HUD disbursements) for MTW vouchers utilized for MTW-eligible activities be greater than or equal to the target benchmark of 98 percent. In its FY 2007 MTW Implementation Plan, AHA added clarifying language for this benchmark. As part of the FY 2008 MTW Implementation Plan, AHA included further clarifying language that the 98 percent expenditure rate only applies to vouchers that are fully funded during AHA's entire fiscal year, and that any new vouchers received intermittently during the fiscal year are excluded from the 98 percent requirement until the following fiscal year and until such time that a 12-month period has elapsed. AHA is making this clarification in light of changes that HUD has made in funding vouchers based on a calendar year rather than on an agency's fiscal year.

- E. Percent Planned Annual Inspections Completed.** This percentage reflects inspections completed on tenant-based Section 8 units under AHA's Housing Choice Program and Project Based Rental Assistance units. Properties with PBRA-assisted units are inspected at least annually in accordance with the PBRA Agreement between AHA and the private owners of the properties.
- F. Resident Homeownership.** During FY 2016, single family home sales in Atlanta and nationwide experienced a steady recovery despite tight financial markets, higher credit standards for mortgage loans, and a lagging unemployment rate which can limit the pool of eligible buyers. Despite these factors, 83 low-income households were able to close on home purchases through various programs, which represent a substantial achievement given the economic times. *(Note: The target for FY 2016 represents an annual goal; in previous years the cumulative target over multiple years was presented.)* For families interested in achieving the goal of homeownership, AHA will continue connecting interested and qualified participants to homebuyer readiness training and programs in collaboration with qualified housing counseling agencies.
- G. Community and Supportive Services – Household Work / Program Compliance.** By design, the Work/Program Compliance policy takes into account both working adults and family members that are enrolled in approved schools or training programs.

AHA's Work/Program Requirement	
Full-time Worker	Employed for 30 or more hours per week
Participation in an approved program	Attending an accredited school as a "full-time" student Participating in an approved "full-time" training program Attending an accredited school as a "part-time" student, AND successfully participating in an approved "part-time" training program
Part-time Job and Part-time Program Participant	Employed as a part-time employee (at least 16 hours) AND successfully participating in an approved training program Employed as a part-time employee (at least 16 hours) AND successfully participating in an accredited school as a "part-time" student

This benchmark aligns the previous Resident Workforce Participation benchmark with measuring resident and participant compliance with AHA's Work/Program Compliance policy. Since the execution of AHA's MTW Agreement, the agency has implemented a Work/Program Compliance policy requiring one adult (ages 18-61, excluding elderly and disabled persons) in the household to work full-time at least 30 hours per week and all other adults in the household to be either program or work compliant (see table for compliance meanings).

Demonstrating the importance of the Atlanta Model and the impact of mixed-income environments, 98 percent of AHA-assisted households with Target Adults¹ in AHA-Sponsored Mixed-Income and PBRA Communities were in compliance with AHA's Work/Program Requirement. Compliance requires that they maintained full-time employment or were engaged in a combination of school, job training and/or part-time employment.

These adults succeeded because they have been positively influenced by a culture of work. They also benefited from private property management's support and guidance for gaining and maintaining employment (under AHA's site-based administration policies). This support also helps maintain the integrity and viability of the entire mixed-income community.

Further supporting this view, AHA found that of families living in the AHA-Owned Residential Communities, 100 percent of households were in compliance with the Work/Program Requirement.

¹ Target Adults are non-elderly, non-disabled adults ages 18-61 years old who are subject to the Work/Program requirement.

By contrast, target adults in the Housing Choice Voucher Program found it harder to find jobs or retrain for new ones. In FY 2016, 73 percent of Housing Choice households were in compliance. This rate is composed of 59 percent of households working full-time plus 14 percent of households in which the target adults were engaged in a combination of work, school or training for less than 30 hours per week.

Non-compliant households can be divided into two categories: non-compliant and progressing. AHA created “progressing” because many families have found it difficult to maintain employment and work hours in the tough economy. For households in which all Target Adults are engaged in a minimum of 15 hours per week of work, training, and/or school, AHA will designate their status as “progressing.” Progressing households will be encouraged to continue improvements and will not be referred for support services until their next recertification.

For households in which Target Adults are not working or meeting any of the Work/Program Requirement – i.e. “non-compliant” households – AHA utilized an expanded Human Development Services staff (including two Family Self-Sufficiency Coordinators) to provide case management services to address the needs of the whole family in support of Target Adults transitioning to the workforce. Through support from the Human Development Services staff, 14 percent of Housing Choice households were “progressing” as of fiscal year-end.

AHA recognizes that many families continue to need human development support. Adults may find it difficult to obtain full-time employment, especially if they lack marketable skills, knowledge or certifications necessary for success and advancement in the new economy. To further help families along their path to self-sufficiency, in FY 2016, AHA has invested in intensive coaching and counseling services with contracted service providers for households that are non-compliant and need extra support in obtaining and retaining jobs.

Unemployment trends for Georgia, the Atlanta Metro region, and the City of Atlanta, have been consistently higher than the national unemployment rates. As of July 2016, the US unemployment rate was 5.0 percent, reflecting a recovering economy. While unemployment rates for Georgia at 5.4 percent exceeded the national rate, the Atlanta Metro region at 5.1 percent was on track with the national rate. Generally, low-wage earners lag the general population in employment, which continues to affect AHA’s families work compliance outcomes.

Overall, a vast majority of AHA-assisted families are on the road towards self-sufficiency as they continue to improve their skill sets and income-earning potential through education, training and on-the job experience.

- H. Project Based Financing Closings - Finance.** AHA met its Project Based Financing Closings target goal in continuing to facilitate the creation of healthy mixed-income communities owned by private entities by committing project-based rental assistance or by investing MTW funds to promote or support the development or rehabilitation of housing units that are affordable to low-income families.

EXHIBIT OPS-1-B

MINIMUM RENT POLICY IMPACT ANALYSIS

POLICY BACKGROUND

Rental units in AHA-Owned Residential Communities and a portion, generally 40 percent, of the rental units in AHA-Sponsored Mixed-Income Communities (*See Note below) are funded with operating subsidies under Section 9 of the 1937 Housing Act, as amended or modified by AHA's MTW Agreement. Rental assistance to households in the Housing Choice Tenant-Based Program within jurisdiction and Project Based Rental Assistance Communities (*See Note below) are covered under Section 8 of the 1937 Housing Act, as amended or modified by AHA's MTW Agreement. As described in AHA's *Amended and Restated Statement of Corporate Policies* adopted by AHA's Board of Commissioners on March 30, 2016, AHA's Minimum Rent Policy for households receiving rental assistance is the following:

PHA-Assisted Households must pay a minimum rent as determined and approved by Atlanta Housing Authority ("Minimum Rent"). PHA 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 PHA Board of Commissioners and all PHA-Assisted Households have been provided advance notice of the effective date of the new Minimum Rent.¹

PHA's current minimum rent of \$125, or such other amount approved by Atlanta Housing Authority, applies to all households with the exceptions as noted below:

- The Minimum Rent requirement may not apply to Elderly Families and Disabled Families as defined above in Article Seven.
- An PHA-Assisted Household who has previously paid but later becomes unable to pay the Minimum Rent, due to extraordinary financial distress, may request "Hardship Consideration."²

*NOTE: Mixed-income, mixed-finance rental communities, including PHA-assisted units and Project Based Rental Assistance (PBRA) units, in private developments are developed through public-private partnerships and are managed by the owner entity's professional property management agent. While PHA does not own these communities, PHA 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 PHA housing policies; detailed results from these communities are not included in this analysis.

DATA ANALYSIS

Chart 1 compares the FY 2015 and the FY 2016 rents paid by the households residing in PHA-Owned Residential Communities. The analysis excludes households in which all members are elderly or disabled and whose source of income is fixed income.

- In FY 2015, approximately 97% or **119** of the resident households paid rents greater than the Minimum Rent. Another 3.3% or **4** households paid rents at the \$125 Minimum Rent level. Additionally, less than 0.0% or **0** households of all resident households were paying less than the Minimum Rent.
- In FY 2016, approximately 95% or **112** of the resident households paid rents greater than the Minimum Rent. Another 4% or **5** households were paying rent at the \$125 Minimum Rent level. Additionally, less than 1% or **1** households of all resident households were paying less than the Minimum Rent under approved hardship exemptions.

Chart 2 compares the FY 2015 and the FY 2016 rents (Total Tenant Payment) paid by Housing Choice Tenant-Based Program households. The analysis excludes households in which all members are elderly or disabled.

- In FY 2015, approximately 87.6% or **3,720** of Housing Choice households paid rents greater than the Minimum Rent. Another 12.4% or **526** paid rents at the \$125 Minimum Rent level. Additionally, approximately 0.0% or **2** household of all households paid less than the Minimum Rent.
- In FY 2016, approximately 90.5% or **4,655** of Housing Choice households paid rents greater than the Minimum Rent. Another 9.5% or **486** paid rent at the \$125 Minimum Rent level. Additionally, approximately 0.0% or **0** household of all households paid less than the Minimum Rent.

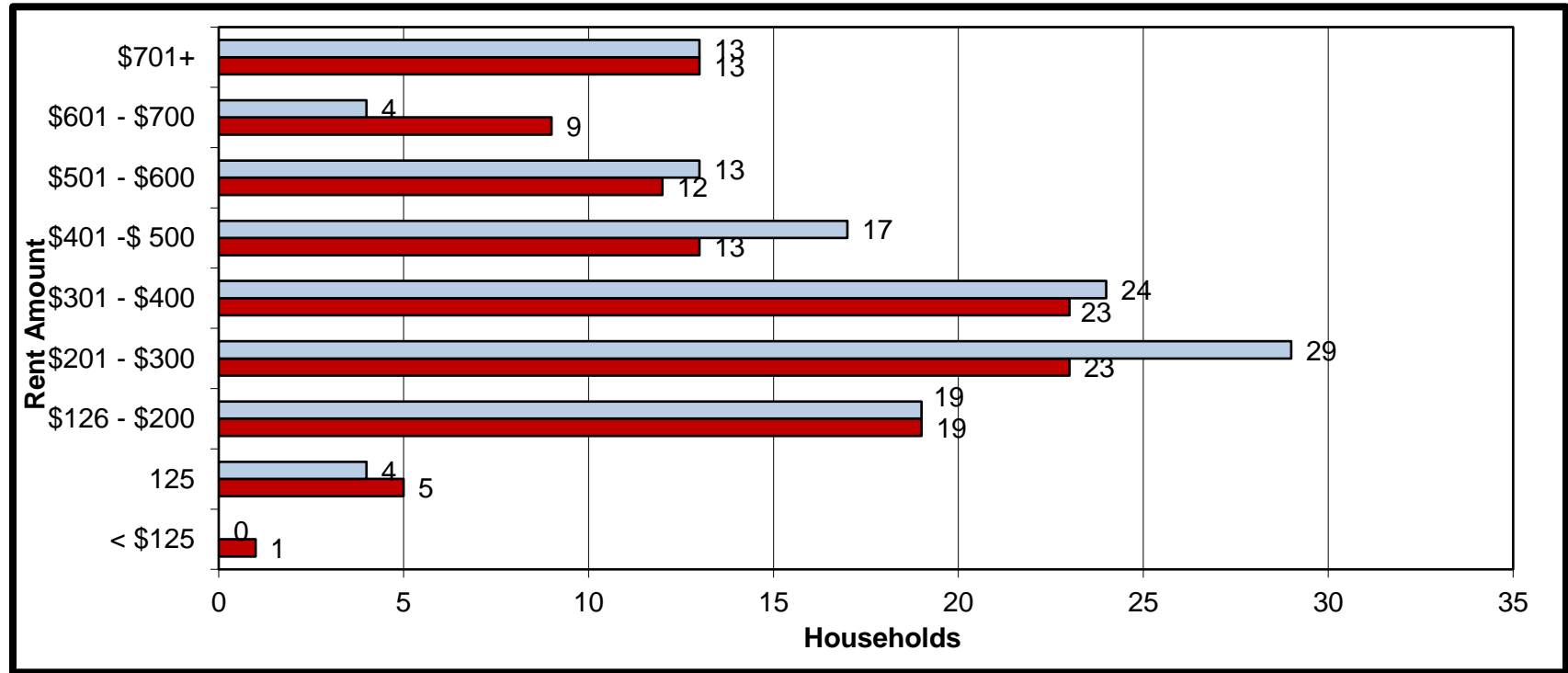
IMPACT ANALYSIS CONCLUSION

The Minimum Rent Policy does not have a negative impact on assisted families because most assisted households are able to pay at or above the Minimum Rent of \$125. The policy also provides an opportunity for PHA-assisted families to file an appeal for hardship.

¹ The Housing Authority of the City of Atlanta, Georgia. 2016. *Amended and Restated Statement of Corporate Policies*. Chapter 1, Article 11, Section 7.

² The Housing Authority of the City of Atlanta, Georgia. 2016. *Amended and Restated Statement of Corporate Policies*. Chapter 1, Article 11, Section 7.A-B.

EXHIBIT OPS-1-B Chart 1 - Minimum Rent Policy Impact Analysis
Households in Section 9 Operating Subsidy Funded Units
AHA-Owned Residential Communities⁽¹⁾⁽²⁾
As of June 30, 2016



FY 2016

Rent Amount	< \$125	125	\$126 - \$200	\$201 - \$300	\$301 - \$400	\$401 - \$500	\$501 - \$600	\$601 - \$700	\$701+	Total
Total Households	1	5	19	23	23	13	12	9	13	118
%	0.8	4.2%	16.1%	19.5%	19.5%	11%	10.1%	7.6%	11%	100.0%

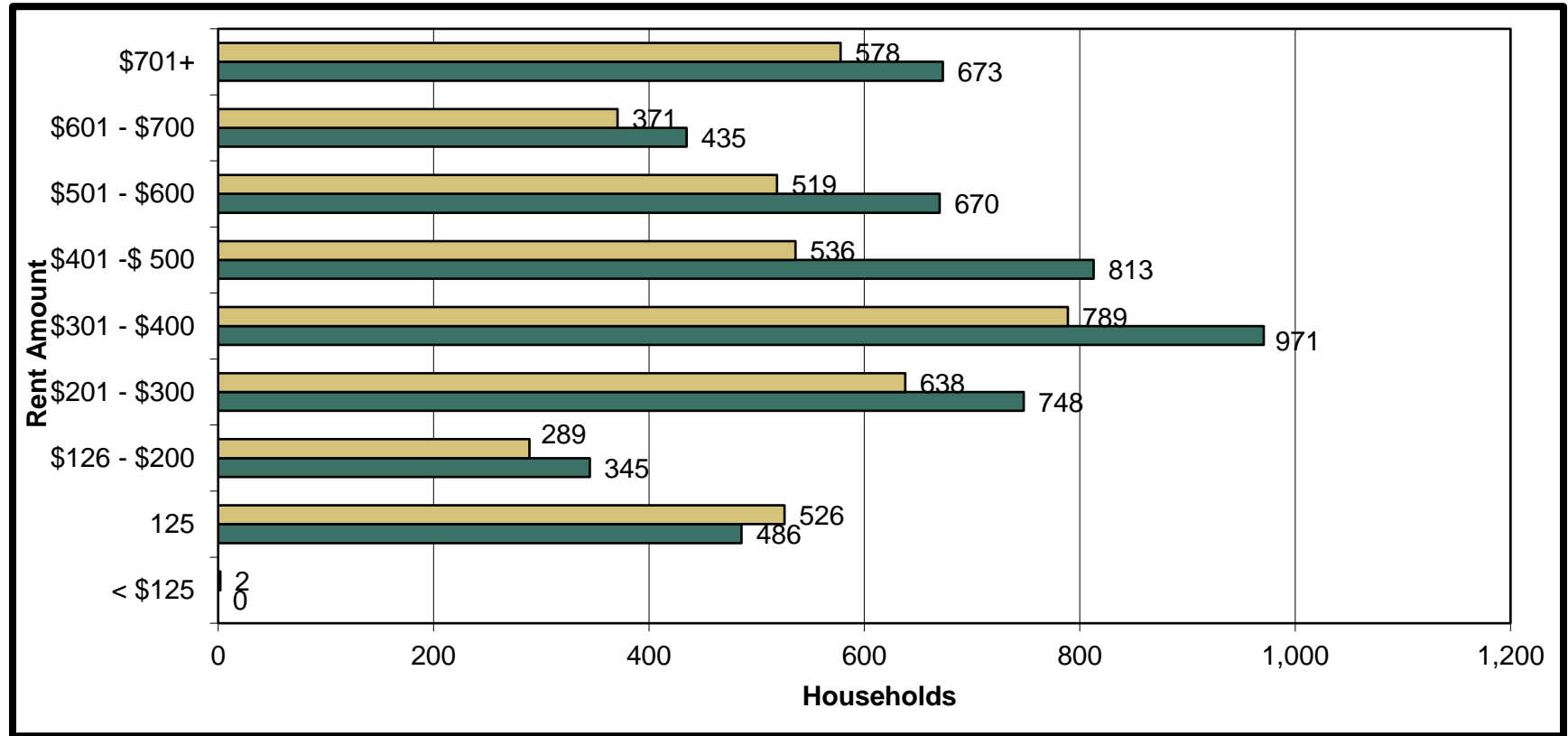
FY 2015

Rent Amount	< \$125	125	\$126 - \$200	\$201 - \$300	\$301 - \$400	\$401 - \$500	\$501 - \$600	\$601 - \$700	\$701+	Total
Total Households	0	4	19	29	24	17	13	4	13	123
%	0.0	3.3%	15.4%	23.5%	19.2%	14%	10.7%	1.9%	9%	100.0%

(1) Excludes Households that are exempt under the Minimum Rent policy (i.e. households in which all members are elderly or disabled and whose primary source of income is fixed income).

(2) Rent amounts may vary between years with turnover based on changes in household types.

EXHIBIT OPS-1-B Chart 2 - Minimum Rent Policy Impact Analysis
Households Receiving Section 8 Subsidy
Housing Choice Tenant-Based Program⁽¹⁾⁽²⁾
As of June 30, 2016



FY 2016

Rent Amount	< \$125	125	\$126 - \$200	\$201 - \$300	\$301 - \$400	\$401 - \$ 500	\$501 - \$600	\$601 - \$700	\$701+	Total
HOUSEHOLDS	0	486	345	748	971	813	670	435	673	5,141
%	0.0%	9.5%	6.7%	14.5%	18.9%	15.8%	13.0%	8.5%	13.1%	100.0%

FY 2015

Rent Amount	< \$125	125	\$126 - \$200	\$201 - \$300	\$301 - \$400	\$401 - \$ 500	\$501 - \$600	\$601 - \$700	\$701+	Total
HOUSEHOLDS	2	526	289	638	789	536	519	371	578	4,248
%	0.0%	12.1%	6.6%	14.7%	18.1%	14.6%	11.9%	8.5%	13.3%	100.0%

(1) Excludes Households that are exempted under the Minimum Rent policy (households in which head of household, spouse, or co-head of household are elderly or disabled).

(2) Rent amounts may vary between years with turnover based on changes in household types

EXHIBIT OPS-1-C

ELDERLY AND NON-ELDERLY DISABLED INCOME DISREGARD POLICY IMPACT ANALYSIS

POLICY BACKGROUND

The Housing Authority of the City of Atlanta, Georgia (AHA) used its MTW flexibility to implement an income disregard policy for elderly and disabled persons in assisted households. As described in AHA's *Amended and Restated Statement of Corporate Policies* adopted by AHA's Board of Commissioners on March 30, 2016, AHA's Elderly and Non-Elderly Disabled Income Disregard Policy for households receiving rental assistance in all AHA programs is the following:

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.¹

DATA ANALYSIS

Chart 1 – Of Elderly households assisted in AHA-Owned Residential Communities only 1.9% (22 households) are subject to the policy. Of households assisted in AHA-Sponsored Mixed-Income Communities only 2.2% (35 households) are subject to the policy. Of households assisted in PBRA Communities, 2.4% (44 households) of Elderly households are subject to the policy. Of households assisted in AHA's Housing Choice Voucher program, 4.1% (57 households) of Elderly households are subject to the policy.

Chart 2 – For households with Non-Elderly Disabled members, a similar picture emerges. Of Non-Elderly Disabled households assisted in AHA-Owned Residential Communities and AHA-Sponsored Mixed-Income Communities, 2.8% (19 households) and 3.0% (16 households), respectively, are subject to the policy. Of households assisted in PBRA Communities, 2.0% (11 households) of Non-Elderly Disabled households are subject to the policy. Of households assisted in AHA's Housing Choice Voucher program, 3.7% (85 households) of Non-Elderly Disabled households are subject to the policy.

IMPACT ANALYSIS CONCLUSION

Overall, the Elderly and Non-Elderly Disabled Income Disregard rent policy has a positive impact, because it reduces the rent (or Total Tenant Payment*) of assisted households by disregarding the employment income of household members whose primary source(s) of income are fixed income. Due to the policy, 2.9% or 289 households may receive a net positive benefit of a reduction in rent (Total Tenant Payment).

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

¹ The Housing Authority of the City of Atlanta, Georgia. 2016. *Amended and Restated Statement of Corporate Policies*. Chapter 1, Article 11, Section 3.

EXHIBIT OPS-1-C Charts 1 and 2
Analysis of Elderly and Non-Elderly Disabled
Income Disregard Policy Impact
As of June 30, 2016

HOUSEHOLDS WITH ELDERLY		FIXED INCOME AND EMPLOYMENT INCOME <i>DISREGARD MAY APPLY</i>	
Program Type	Number	Number	% of Total Households
AHA-Owned Residential Communities	1,179	22	1.9%
AHA-Sponsored Mixed-Income Communities	1,621	35	2.2%
PBRA Communities	1,811	44	2.4%
Housing Choice Tenant-Based Program	1,394	57	4.1%
SUMMARY	6,005	158	2.6%

HOUSEHOLDS WITH NON-ELDERLY DISABLED ADULTS		FIXED INCOME AND EMPLOYMENT INCOME <i>DISREGARD MAY APPLY</i>	
Program Type	Number	Number	% of Total Households
AHA-Owned Residential Communities	679	19	2.8%
AHA-Sponsored Mixed-Income Communities	533	16	3.0%
PBRA Communities	561	11	2.0%
Housing Choice Tenant-Based Program	2,310	85	3.7%
SUMMARY	4,083	131	3.2%

EXHIBIT OPS-1-D

RENT SIMPLIFICATION POLICY IMPACT ANALYSIS

POLICY BACKGROUND

The Housing Authority of the City of Atlanta, Georgia (AHA) used its MTW flexibility to implement a rent simplification policy. As described in AHA's *Amended and Restated Statement of Corporate Policies* adopted by AHA's Board of Commissioners on March 30, 2016, AHA's rent simplification policy for households receiving rental assistance in all AHA programs is the following:

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.¹

Prior to implementation of the Rent Simplification Policy, AHA determined that across all programs, including Housing Choice Tenant-Based Program, Project Based Rental Assistance Communities, AHA-Owned Residential Communities and AHA-Sponsored Mixed-Income Communities, 80% to 85% 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.

DATA ANALYSIS

The implementation of the Standard Income Deductions under the Rent Simplification Policy is based on an appeals process that allows families to file for hardships. Based on the **Chart 1** below, no assisted households submitted hardship requests as a result of the policy.

EXHIBIT OPS-1-D Chart 1
COMPARISON OF NUMBER OF HARDSHIP REQUESTS TO NUMBER OF HOUSEHOLDS
BENEFITING FROM AHA'S STANDARD INCOME DEDUCTIONS
As of June 30, 2016

ELDERLY/DISABLED DEDUCTION					DEPENDENT DEDUCTION			
Program Type	Housing Choice Tenant-Based	AHA-Owned Residential Communities	AHA-Sponsored Communities	PBRA Communities	Housing Choice Tenant-Based	AHA-Owned Residential Communities	AHA-Sponsored Communities	PBRA Communities
Total Number of Households Benefiting	3,302	1,840	2,123	2,343	4,643	78	1,595	719
Number with Hardship Requests	0	0	0	0	0	0	0	0

IMPACT ANALYSIS CONCLUSION

The Rent Simplification Policy has a net positive impact and provides financial support for the preponderance of AHA-assisted families. By comparison, only 15%–20% of assisted families that claimed other deductions relating to unreimbursed medical, attendant care and auxiliary apparatus, and child care expenses benefited from the previous policy. The policy also provides an opportunity for AHA-assisted families to file an appeal for hardship, if required. As shown above very few families filed a hardship request as a result of the policy. The implementation of Standard Income Deductions is an effective method of providing assisted households with relief while, at the same time, streamlining the administrative processes of AHA and its partners and improving accuracy, consistency, and operating efficiencies in the calculation of adjusted incomes.

¹ The Housing Authority of the City of Atlanta, Georgia. 2016. *Amended and Restated Statement of Corporate Policies*. Chapter 1, Article 11, Section 2.

EXHIBIT OPS-1-E

ELIMINATION OF FLAT RENT IMPACT ANALYSIS

PURPOSE

The Housing Authority of the City of Atlanta, Georgia (“AHA”) will eliminate “Flat Rents” in AHA-Owned Residential Communities effective July 1, 2016. The purpose of this Exhibit OPS-1-E is to provide the policy framework and impact analysis in support of this decision.

POLICY FRAMEWORK

Flat Rents are fixed rents that are established for public housing units pursuant to HUD rules and regulations at 24 CFR §960.253 and in accordance with *HUD Notice PIH 2015-13*.

Prior to July 1, 2016, households in AHA-Owned Residential Communities could select either the Flat Rent established for the bedroom size of their leased unit in their community, or the “Income Adjusted Rent,” calculated as 30% of the household’s monthly adjusted income. Under the new policy effective July 1, 2016, households residing in AHA-Owned Residential Communities who are paying Income Adjusted Rents will no longer have the option to select Flat Rents. In addition, households admitted to an AHA-Owned Residential Community on or after July 1, 2016 will not be offered the choice of rent structures – they will pay the Income Adjusted Rent.

AHA determined that HUD’s Flat Rent requirements introduced in 2014 only served to increase the administrative burden of managing Flat Rents. Under the new requirements, AHA and its Property Manager-Developers would have to adjust and track Flat Rents for each AHA-Owned Residential Community and do so for a very small number of households paying Flat Rents.

Using its Moving to Work (MTW) flexibility, AHA revised its Flat Rent policy in the *Amended and Restated Statement of Corporate Policies* by adding language that AHA, in its discretion, could discontinue the use of Flat Rents.¹ In addition, AHA included the elimination of Flat Rents in its *FY 2017 MTW Annual Plan* as a proposed activity.² On March 30, 2016, AHA’s Board of Commissioners approved both the *Amended and Restated Statement of Corporate Policies* and the *FY 2017 MTW Annual Plan*.

IMPACT ANALYSIS

In order to implement any new rent policy using its MTW flexibility, AHA must first conduct “...an analysis of the impact of the policy on current households, and households on the waiting list, including an analysis of the severity of rent burdens on such households that would have rent burdens greater than 30 percent of adjusted income.”³ AHA’s Board of Commissioners must approve the impact analysis before the new rent policy can be fully implemented.

In conducting the impact analysis for the elimination of Flat Rents, AHA’s tenant records indicated that only 26 households, or 1.3% of the 1,932 households residing in AHA-Owned Residential Communities, were

¹ The Housing Authority of the City of Atlanta, Georgia. 2016. *Amended and Restated Statement of Corporate Policies*. Chapter 2, Part III, Article One, Section 3.A.

² The Housing Authority of the City of Atlanta, Georgia. 2016. *FY 2017 MTW Annual Plan: Appendix H3*.

³ The Housing Authority of the City of Atlanta, Georgia. 2008. *Amended and Restated Moving to Work Agreement*. Attachment D - Legacy and Community-Specific Authorizations - Section I.O.

paying Flat Rents as of June 30, 2016. This demonstrates that the overwhelming majority of households, 98.7%, were paying Income Adjusted Rents at the end of FY 2016.

Because Income Adjusted Rents are based on 30% of a household's monthly adjusted income, eliminating Flat Rents as a choice available to households and requiring Income Adjusted Rents for all households will not result in rent burdens greater than 30 percent of adjusted income for current households and new households admitted from the waiting list.

In general, the reason households select Flat Rents is because their adjusted incomes are so high that it is to their advantage to pay the Flat Rent as opposed to paying an Income Adjusted Rent based on 30% of their adjusted income. Therefore, households paying Flat Rents already have rent burdens of less than 30% of their adjusted income. The potential impact for these households would be a considerable rent increase if AHA were to require them to start paying Income Adjusted Rents immediately. In order to mitigate the impact on households who pay Flat Rents, AHA will transition such households to Income Adjusted Rents over a period of time not to exceed five years. In addition, any household transitioning to Income Adjusted Rents, who believes it is experiencing extraordinary financial distress, may request "hardship consideration" pursuant to AHA's general rent policies.⁴ This overall approach is equitable because these households were in compliance with the previous policy when they made their initial selection to pay Flat Rents.

CONCLUSION

AHA's Board of Commissioners has approved the policy to eliminate Flat Rents in AHA-Owned Residential Communities. Pursuant to AHA's MTW Agreement, this impact analysis must be approved by the Board of Commissioners before the elimination of Flat Rents can be fully implemented. Based on the analysis of AHA's tenant records, 98.7% of households pay Income Adjusted Rents. Eliminating Flat Rents will not result in rent burdens greater than 30% of adjusted income for these households, nor will it impact new households admitted from the waiting list. For those 26 households currently paying Flat Rents, AHA will implement an equitable transition period. AHA will revise its operating procedures, as necessary, to ensure the appropriate implementation of the policy to eliminate Flat Rents, including an appeal process for households claiming a hardship.

⁴ See *Amended and Restated Statement of Corporate Policies*, Chapter 1, Article Eleven - General Rent Policies.

**CERTIFICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT ("HUD") REGARDING THE
HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA'S
FY 2016 MOVING TO WORK ("MTW") ANNUAL REPORT**

On behalf of The Housing Authority of the City of Atlanta, Georgia ("AHA"), and in accordance with AHA's Amended and Restated MTW Agreement, effective as of January 16, 2009, and as extended April 14, 2016 (the "MTW Agreement"), I hereby certify the following:

1. At least 75 percent of the households assisted by AHA are very low-income families, as defined in Section 3(b)(2) of the U.S. Housing Act of 1937, as amended;
2. As set forth in AHA's HUD Funding Availability Protocol, dated November 9, 2007, AHA assisted substantially the same total number of eligible low-income families as would have been served had the HUD funds which comprise the MTW Funds (as defined in the MTW Agreement) not been combined into a single fund;
3. As set forth in AHA's HUD Funding Availability Protocol, dated November 9, 2007, AHA maintained a comparable mix of families (by family size) as would have been served or assisted had the MTW Funds made available to AHA not been used under the MTW demonstration; and
4. AHA's FY 2016 Moving to Work Annual Report 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).

All capitalized terms used but not defined herein shall have their respective meaning as set forth in the MTW Agreement.

**THE HOUSING AUTHORITY OF THE
CITY OF ATLANTA, GEORGIA**

BY: Joy W. Fitzgerald
Name: Joy W. Fitzgerald
Title: President and Chief Executive Officer
Date: September 29, 2016

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Appendix C

Ongoing Activities

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Appendix C1: FY 2016 AHA Program Benchmarks

Performance Measure Definition <i>See Management Notes for further definitions/explanations.</i>	Baseline	FY 2016 Target	FY 2016 Outcome	
Public Housing Program (See Note A)				
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%	≤2%	1%	Exceeds Benchmark
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. See Note B	98%	≥98%	99%	Meets Benchmark
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%	≥99%	100%	Exceeds Benchmark
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.	5 days	≤7 days	1.7 days	Exceeds Benchmark
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. See Note C	100%	100%	100%	Exceeds Benchmark
Housing Choice Program (Section 8)				
Budget Utilization Rate The expenditure of FY 2016 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%. See Note D	98%	≥98%	100%	Exceeds Benchmark
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. See Note E	98%	≥98%	100%	Exceeds Benchmark
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%	≥1.4%	3.3%	Exceeds Benchmark

Performance Measure Definition <i>See Management Notes for further definitions/explanations.</i>	Baseline	FY 2016 Target	FY 2016 Outcome	
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 FY, regardless of participation in a homeownership counseling program, shall be greater than or equal to the target benchmark. See Note F	6	12	88	Exceeds Benchmark
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. See Note G	N/A	75%	98% in mixed-income rental communities	Exceeds Benchmark
			73% Housing Choice Tenant-Based Vouchers	Below Benchmark
			100% AHA-Owned Communities	Exceeds Benchmark
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. See Note H	N/A	6	13	Exceeds Benchmark

MANAGEMENT NOTES:

- A. Public Housing Program - General.** Information for the Public Housing Program includes information for both AHA-Owned Residential Communities and the public housing assisted units at AHA-Sponsored Mixed-Income Communities.

Each of the subject AHA-Sponsored Mixed-Income Communities, developed as a result of public-private partnerships, is owned by a private sector owner entity formed as a limited partnership with an affiliate of AHA's private sector development partner as the managing general partner and an affiliate of AHA as a limited partner. Each community is managed by the owner entity's captive professional property management agent or a third party fee management company hired by the managing general partner. While AHA does not own these communities, AHA engages with the managing general partner of the respective owner entities to monitor financial and operational performance of the property, review monthly and quarterly reports, and make site visits.

The Magnolia Park community is not factored into overall results shown for public housing because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AHA is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

- B. Public Housing Program – Occupancy Rates.** Rates are based on available units, i.e. dwelling units (occupied or vacant) under AHA's Annual Contributions Contract, that are available for occupancy, after adjusting for four categories of exclusions:

1. Units Approved For Non-Dwelling Use: These are units that are HUD-approved for non-dwelling status for the use in the provision of social services, charitable purposes, public safety activities, and resident services, or used in the support of economic self-sufficiency and anti-drug activities.
2. Employee Occupied Units: These are units that are occupied by employees, who are needed at the site, rather than the occupancy being subject to the normal resident selection process.
3. Vacant Units Approved For Deprogramming: These are units that are HUD-approved for demolition/disposition.
4. Temporarily Off-Line Units: These are units undergoing modernization and/or major rehabilitation.

- C. Public Housing Program - Percent Planned Inspections Completed.** Units exempted from the calculation for this purpose include the following:

1. Occupied units for which AHA has documented two attempts to inspect the unit and where AHA has initiated eviction proceedings with respect to that unit;
2. Vacant units that are undergoing capital improvements;
3. Vacant units that are uninhabitable for reasons beyond AHA's control due to:
 - a. Unsafe levels of hazardous/toxic materials;
 - b. An order or directive by a local, state or federal government agency;
 - c. Natural disasters; or
 - d. Units kept vacant because they are structurally unsound and AHA has taken action to rehabilitate or demolish those units.
4. Vacant units covered in an approved demolition or disposition application.

- D. Housing Choice Budget Utilization.** AHA's MTW Housing Choice Budget Utilization benchmark requires that the expenditure of fiscal year Housing Choice Annual Budget allocation (i.e. HUD disbursements) for MTW vouchers utilized for MTW-eligible activities be greater than or equal to the target benchmark of 98 percent. In its FY 2007 MTW Implementation Plan, AHA added clarifying language for this benchmark. As part of the FY 2008 MTW Implementation Plan, AHA included further clarifying language that the 98 percent expenditure rate only applies to vouchers that are fully funded during AHA's entire fiscal year, and that any new vouchers received intermittently during the fiscal year are excluded from the 98 percent requirement until the following fiscal year and until such time that a 12-month period has elapsed. AHA is making this clarification in light of changes that HUD has made in funding vouchers based on a calendar year rather than on an agency's fiscal year.

- E. Percent Planned Annual Inspections Completed.** This percentage reflects inspections completed on tenant-based Section 8 units under AHA's Housing Choice Program and Project Based Rental Assistance units. Properties with PBRA-assisted units are inspected at least annually in accordance with the PBRA Agreement between AHA and the private owners of the properties.
- F. Resident Homeownership.** During FY 2016, single family home sales in Atlanta and nationwide experienced a steady recovery despite tight financial markets, higher credit standards for mortgage loans, and a lagging unemployment rate which can limit the pool of eligible buyers. Despite these factors, 83 low-income households were able to close on home purchases through various programs, which represent a substantial achievement given the economic times. *(Note: The target for FY 2016 represents an annual goal; in previous years the cumulative target over multiple years was presented.)* For families interested in achieving the goal of homeownership, AHA will continue connecting interested and qualified participants to homebuyer readiness training and programs in collaboration with qualified housing counseling agencies.
- G. Community and Supportive Services – Household Work / Program Compliance.** By design, the Work/Program Compliance policy takes into account both working adults and family members that are enrolled in approved schools or training programs.

AHA's Work/Program Requirement	
Full-time Worker	Employed for 30 or more hours per week
Participation in an approved program	Attending an accredited school as a "full-time" student Participating in an approved "full-time" training program Attending an accredited school as a "part-time" student, AND successfully participating in an approved "part-time" training program
Part-time Job and Part-time Program Participant	Employed as a part-time employee (at least 16 hours) AND successfully participating in an approved training program Employed as a part-time employee (at least 16 hours) AND successfully participating in an accredited school as a "part-time" student

This benchmark aligns the previous Resident Workforce Participation benchmark with measuring resident and participant compliance with AHA's Work/Program Compliance policy. Since the execution of AHA's MTW Agreement, the agency has implemented a Work/Program Compliance policy requiring one adult (ages 18-61, excluding elderly and disabled persons) in the household to work full-time at least 30 hours per week and all other adults in the household to be either program or work compliant (see table for compliance meanings).

Demonstrating the importance of the Atlanta Model and the impact of mixed-income environments, 98 percent of AHA-assisted households with Target Adults¹ in AHA-Sponsored Mixed-Income and PBRA Communities were in compliance with AHA's Work/Program Requirement. Compliance requires that they maintained full-time employment or were engaged in a combination of school, job training and/or part-time employment.

These adults succeeded because they have been positively influenced by a culture of work. They also benefited from private property management's support and guidance for gaining and maintaining employment (under AHA's site-based administration policies). This support also helps maintain the integrity and viability of the entire mixed-income community.

Further supporting this view, AHA found that of families living in the AHA-Owned Residential Communities, 100 percent of households were in compliance with the Work/Program Requirement.

¹ Target Adults are non-elderly, non-disabled adults ages 18-61 years old who are subject to the Work/Program requirement.

By contrast, target adults in the Housing Choice Voucher Program found it harder to find jobs or retrain for new ones. In FY 2016, 73 percent of Housing Choice households were in compliance. This rate is composed of 59 percent of households working full-time plus 14 percent of households in which the target adults were engaged in a combination of work, school or training for less than 30 hours per week.

Non-compliant households can be divided into two categories: non-compliant and progressing. AHA created “progressing” because many families have found it difficult to maintain employment and work hours in the tough economy. For households in which all Target Adults are engaged in a minimum of 15 hours per week of work, training, and/or school, AHA will designate their status as “progressing.” Progressing households will be encouraged to continue improvements and will not be referred for support services until their next recertification.

For households in which Target Adults are not working or meeting any of the Work/Program Requirement – i.e. “non-compliant” households – AHA utilized an expanded Human Development Services staff (including two Family Self-Sufficiency Coordinators) to provide case management services to address the needs of the whole family in support of Target Adults transitioning to the workforce. Through support from the Human Development Services staff, 14 percent of Housing Choice households were “progressing” as of fiscal year-end.

AHA recognizes that many families continue to need human development support. Adults may find it difficult to obtain full-time employment, especially if they lack marketable skills, knowledge or certifications necessary for success and advancement in the new economy. To further help families along their path to self-sufficiency, in FY 2016, AHA has invested in intensive coaching and counseling services with contracted service providers for households that are non-compliant and need extra support in obtaining and retaining jobs.

Unemployment trends for Georgia, the Atlanta Metro region, and the City of Atlanta, have been consistently higher than the national unemployment rates. As of July 2016, the US unemployment rate was 5.0 percent, reflecting a recovering economy. While unemployment rates for Georgia at 5.4 percent exceeded the national rate, the Atlanta Metro region at 5.1 percent was on track with the national rate. Generally, low-wage earners lag the general population in employment, which continues to affect AHA's families work compliance outcomes.

Overall, a vast majority of AHA-assisted families are on the road towards self-sufficiency as they continue to improve their skill sets and income-earning potential through education, training and on-the job experience.

- H. Project Based Financing Closings - Finance.** AHA met its Project Based Financing Closings target goal in continuing to facilitate the creation of healthy mixed-income communities owned by private entities by committing project-based rental assistance or by investing MTW funds to promote or support the development or rehabilitation of housing units that are affordable to low-income families.

Appendix C2: MTW Implementation Protocols

MTW Implementation Protocols	Amended and Restated MTW Agreement Reference
ACC Waiver	<i>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.</i>
Alternate Resident Survey	<i>Legacy Attachment B - Elements for the Annual MTW Plan and Annual MTW Report, Section IX.</i>
Designation of Senior Public Housing Developments	<i>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 Implementation Plans.</i>
Disposition of Public Housing Operating Subsidy in AHA-Owned Affordable Communities	<i>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.</i>
Disposition of Public Housing Operating Subsidy in AHA-Sponsored Mixed-Finance Communities	<i>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.</i>
Fee for Service Methodology	<i>Attachment D - Legacy and Community Specific Authorizations, Sections V.A.2 and VI; and First Amendment, Section 4.</i>
HOPE VI and Other HUD-Funded Master Planned on and off-site Developments Site and Neighborhood Standards	<i>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.</i>
HUD Funding Availability	<i>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.</i>

Appendix C2: MTW Implementation Protocols

MTW Implementation Protocols	Amended and Restated MTW Agreement Reference
Identity of Interest	<i>Attachment D - Legacy and Community Specific Authorizations, Section VIII.C.</i>
MTW Mixed-Finance Closing Procedures	<i>Attachment D - Legacy and Community Specific Authorizations, Section V.A.2.</i>
Process for Managing Replacement Housing Factor (RHF) Funds	<i>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.</i>
Program Flexibility for Special Purpose Vouchers	<i>Article I - Statutory Authorizations, Section D; and Attachment D - Legacy and Community Specific Authorizations, Sections V.A.I VII.A.</i>
Project-Based Rental Assistance Developer Selection	<i>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.</i>
Project-Based Rental Assistance Subsidy Layering Review	<i>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."</i>
Revision of MTW Benchmarks	<i>Legacy Attachment D - MTW Program Benchmarks and MTW Program Benchmark Definitions</i>
Use of MTW Funds	<i>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.</i>

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Appendix D

AHA MTW Benchmarks (Legacy Attachment B)

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Appendix D: AHA MTW Benchmarks (Legacy Attachment B)

1. Housing Opportunities and Households Served (actuals as of June 30, 2016)

Community & Program Type	Type of Assistance ⁽⁵⁾	Household Totals*			Percent Change FY 2015 to FY 2016
		End of FY 2015	Planned, End of FY 2016	Actual End of FY 2016	
AHA-Owned Residential Communities	PH	1,942	1,942	1,932	-0.5%
AHA-Sponsored Mixed-Income Communities	PH	2,221	2,221	2,221	0.0%
	PBRA ⁽⁶⁾	1,748	1,748	1,780	1.8%
	LIHTC-only ⁽⁶⁾	1,167	1,169	1,138	0.5%
PBRA Communities	PBRA ⁽⁶⁾	3,244	3,133	3,271	3,244
	LIHTC-only ⁽⁶⁾	1,494	1,554	1,482	-0.8%
Housing Choice Tenant-Based ⁽²⁾	HCV	7,526	7,628	8,009	6.4%
Housing Choice Ports ⁽³⁾	HCV	2,016	1,970	1,973	-2.1%
Housing Choice Homeownership	HCV	37	30	30	-18.9%
Homeownership - Other	Down-payment	384	385	472	22.9%
Short-Term Housing Assistance ⁽⁷⁾	MTW	--	--	26	n/a
TOTAL⁽¹⁾		21,779	21,780	22,334	2.5%

NOTES:

PH = Public Housing (ACC-assisted), PBRA= Project Based Rental Assistance, LIHTC-only = Low-Income Housing Tax Credits only, HCV= Housing Choice Voucher

* Sources: FY 2015 MTW Annual Report, FY 2016 MTW Annual Plan.

⁽¹⁾ Overall, AHA saw an increase in households served in the Housing Choice Voucher Program, Supportive Housing Programs, existing units added to the PBRA Communities and a slight decrease in PH units due to commencement of the RAD conversion at the Juniper and Tenth Highrise.

⁽²⁾ Housing Choice Tenant-Based includes 300 Family Unification Program (FUP) vouchers, 225 Mainstream vouchers, 240 HUD VASH vouchers and port-ins from other PHAs.

⁽³⁾ Changes in Housing Choice Ports are partially due to 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 through AHA's Revitalization Program or other initiatives.

⁽⁵⁾ AHA does not have any non-MTW PH or PBRA units in its portfolio. Most PH and PBRA-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 PBRA units (not as LIHTC-only units).

⁽⁶⁾ Changes in PBRA and LIHTC-only are due to added units and shifts between types of assistance on a unit within a community.

⁽⁷⁾ Short-Term Housing Assistance is a pilot program for homelessness prevention.

2. Units Added (during FY 2016)

Community	Type of Assistance	Units by Bedroom Size					TOTAL Units
		Studio	1 BR	2 BR	3 BR	4+ BR	
GE Tower	PBRA		2	3			5
Lillie R. Campbell House	PBRA			4			4
Martin House at Adamsville Place	PBRA		9	6			15
Donnelly Courts	PBRA			3			3
Ashley Courts at Cascade	PBRA		5	12	10	5	32
TOTAL		0	16	28	10	5	59

3. Units Under Commitment (as of June 30, 2016)

Community	Type of Assistance	Units by Bedroom Size					TOTAL Units
		Studio	1 BR	2 BR	3 BR	4+ BR	
Lakewood Christian Manor	PBRA	24	166				190
Providence at Parkway Village	PBRA		62	28			90
Reynoldstown Senior Residences	PBRA		17	9			26
The Veranda at Groveway	PBRA		70	4			74
Phoenix House	PBRA	65					65
Sterling at Candler Village	PBRA		111	59			170
Gateway at Capitol View	PBRA		139	23			162
Indigo Blue	PBRA		12	34	21		67
Juniper & Tenth	PBRA	86	63				149
Wheat Street Gardens	PBRA	4	28	15	3		50
Ashley I at Scholars Landing	PBRA		18	35	13		66
The Villages at Conley	PBRA		9	20	6		35
Manor at Indian Creek II	PBRA		65	10			75
Ashley II at Scholars Landing	PBRA		12	45	44	2	103
TOTAL		179	772	282	87	2	1,322

NOTES:

PH = Public Housing (ACC-assisted), PBRA= Project Based Rental Assistance, HCV= Housing Choice Voucher

* Under the RAD Program, the operating subsidy for the 150 public housing units are being converted to project based rental assistance (PBRA). AHA committed to providing PBRA in support of the Property Manager-Developer's tax credit application.

4. Units Removed (during FY 2016)

		Units by Bedroom Size					TOTAL Units
Community	Type of Assist- ance	Studio	1 BR	2 BR	3 BR	4+ BR	
Juniper and Tenth ⁽¹⁾	PH		10				10
TOTAL		0	10	0	0	0	10

⁽¹⁾ Units Out of Occupancy due to RAD conversion.

5. Household Characteristics (actuals as of June 30, 2016)

A. Household Income Profile

Appendix D
4 of 19

Community & Program Type	Number of Households by Income group (percent of Area Median Income (AMI))														
	< 30% of AMI			30 - 50% of AMI			50 - 80% of AMI			> 80% of AMI			TOTAL		
	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg
AHA-Owned Residential Communities	1,620	1,554	-4%	265	312	18%	34	45	32%	7	6	-14%	1,926	1,917	-0.5%
AHA-Sponsored Mixed-Income Communities ⁽¹⁾	2,603	2,516	-3%	984	1,006	2%	210	280	33%	14	23	64%	3,811	3,825	0%
PBRA Communities ⁽¹⁾	2,237	2,197	-2%	757	851	12%	174	177	2%	1	4	300%	3,169	3,229	2%
Housing Choice Tenant-Based	5,735	5,982	4%	1,326	1,498	13%	440	491	12%	25	38	52%	7,526	8,009	6%
Housing Choice Ports	1,798	1,794	0%	192	160	-17%	25	19	-24%	1	0	-100%	2,016	1,973	-2%
TOTAL	13,993	14,043	0%	3,524	3,827	9%	883	1,012	15%	48	71	48%	18,448	18,953	2.7%

	Number of Households by Income June 30, 2016	Percent of Total Households Served
Total ≤ 50% of AMI ("very low-income")	17,870	94%
Total > 50% of AMI	1,083	6%

NOTES:

⁽¹⁾ AHA does not capture household characteristics for LIHTC-only units within AHA-Sponsored Mixed-Income Communities and PBRA Communities.

5. Household Characteristics (actuals as of June 30, 2016)

B. Household Family Size Profile

Appendix D
5 of 19

Community & Program Type	Number of Households by Family Size																	
	1 Member			2 Members			3 Members			4 Members			5+ Members			TOTAL		
	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg
AHA-Owned Residential Communities	1,746	1,746	0%	129	121	-6%	25	24	-4%	16	14	-13%	10	12	20%	1,926	1,917	0%
AHA-Sponsored Mixed-Income Communities ⁽¹⁾	2,118	2,129	1%	759	741	-2%	550	558	1%	254	260	2%	130	137	5%	3,811	3,825	0%
PBRA Communities ⁽¹⁾	2,330	2,380	2%	436	459	5%	222	217	-2%	123	126	2%	58	47	-19%	3,169	3,229	2%
Housing Choice Tenant-Based	2,327	2,570	10%	1,680	1,887	12%	1,437	1,463	2%	1,045	1,054	1%	1,037	1,035	0%	7,526	8,009	6%
Housing Choice Ports ⁽²⁾	404	390	-3%	345	336	-3%	397	397	0%	423	424	0%	447	426	-5%	2,016	1,973	-2%
TOTAL	8,925	9,215	3%	3,349	3,544	6%	2,631	2,659	1%	1,861	1,878	1%	1,682	1,657	-1%	18,448	18,953	N/A

NOTES:

⁽¹⁾ AHA does not capture household characteristics for LIHTC-only units within AHA-Sponsored Mixed-Income Communities and PBRA Communities.

⁽²⁾ The FY 2015 information shown was estimated using historical trend data. FY 2016 data uses AHA's actuals.

5. Household Characteristics (actuals as of June 30, 2016)

C. Household Bedroom Size Profile

Appendix D
6 of 19

Community & Program Type	Number of Households by Unit Size																	
	0/1 Bedroom			2 Bedrooms			3 Bedrooms			4 Bedrooms			>4 Bedrooms			TOTAL		
	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg	Jun-15	Jun-16	% Chg
AHA-Owned Residential Communities	1,833	1,822	-1%	46	46	0%	20	20	0%	27	29	7%	0	0	--	1,926	1,917	0%
AHA-Sponsored Mixed-Income Communities ⁽¹⁾	1,653	1,645	0%	1,545	1,539	0%	567	589	4%	46	52	13%	0	0	--	3,811	3,825	0%
PBRA Communities ⁽¹⁾	1,749	1,790	2%	1,236	1,253	1%	179	181	1%	5	5	0%	0	0	--	3,169	3,229	2%
Housing Choice Tenant-Based ⁽²⁾	1,611	1,869	16%	2,467	2,671	8%	2,493	2,516	1%	809	800	-1%	146	153	5%	7,526	8,009	6%
Housing Choice Ports ⁽³⁾	1,894	349	-82%	31	648	1990%	69	733	962%	18	212	1078%	4	31	675%	2,016	1,973	-2%
TOTAL	8,740	7,475	-14%	5,325	6,157	16%	3,328	4,039	21%	905	1,098	21%	150	184	23%	18,448	18,953	3%

NOTES:

⁽¹⁾ AHA does not capture household characteristics for LIHTC-only units within AHA-Sponsored Mixed-Income Communities and PBRA Communities

⁽²⁾ Increase in studio/one bedroom units reflects growth in permanent supportive housing programs that address homelessness (including VASH).

⁽³⁾ The FY 2015 information shown was estimated using historical trend data. FY 2016 data uses AHA's actuals.

6. Waiting List Characteristics (actuals as of June 30, 2016)

Appendix D
7 of 19

	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 Residential Communities	3,302	665	141	35		3,416	312	168	25						4,143
AHA-Sponsored Mixed-Income Communities	12,862	21,119	1,360	197	851	10,172	14,200	9,452	903						35,578
PBRA Communities ⁽¹⁾	3,090	2,940	1,743	194	2	3,076	2,303	2,081	505						7,967
Housing Choice ⁽²⁾⁽³⁾ Tenant-Based	2,998	743	230	29						1,029	1,172	880	518	401	4,000
TOTAL	22,252	25,467	3,474	455	853	16,664	16,815	11,701	1,433	1,029	1,172	880	518	401	51,688

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⁾ 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.

⁽²⁾ 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.

7. 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 Residential Communities			
Barge Road Highrise	98%	100.0%	2.0%
Cheshire Bridge Road Highrise	98%	99.4%	1.4%
Cosby Spear Highrise	98%	100.0%	2.0%
East Lake Highrise	98%	100.0%	2.0%
Georgia Avenue Highrise	98%	100.0%	2.0%
Hightower Manor Highrise	98%	99.2%	1.2%
Juniper and Tenth Highrise	98%	100.0%	2.0%
Marian Road Highrise	98%	100.0%	2.0%
Marietta Road Highrise	98%	100.0%	2.0%
Martin Street Plaza	98%	100.0%	2.0%
Peachtree Road Highrise	98%	99.5%	1.5%
Piedmont Road Highrise	98%	100.0%	2.0%
Westminster	98%	100.0%	2.0%
AHA-Owned Communities Average	98%	99.8%	1.8%
AHA-Sponsored Mixed-Income Communities			
Ashley Auburn Pointe I	98%	99.4%	1.4%
Ashley Auburn Pointe II	98%	99.3%	1.3%
Ashley CollegeTown	98%	98.7%	0.7%
Ashley CollegeTown II	98%	96.7%	-1.3%
Ashley Courts at Cascade I	98%	97.5%	-0.5%
Ashley Courts at Cascade II	98%	99.2%	1.2%
Ashley Courts at Cascade III	98%	100.0%	2.0%
Ashley Terrace at West End	98%	97.3%	-0.7%
Atrium at CollegeTown	98%	98.9%	0.9%
Capitol Gateway I	98%	97.8%	-0.2%
Capitol Gateway II	98%	99.8%	1.8%
Columbia Commons	98%	99.3%	1.3%
Columbia Creste	98%	98.8%	0.8%
Columbia Estate	98%	99.5%	1.5%
Columbia Grove	98%	98.1%	0.1%
Columbia Mechanicsville Apartments	98%	98.1%	0.1%
Columbia Park Citi	98%	99.7%	1.7%
Columbia Senior Residences at Mechanicsville	98%	98.3%	0.3%

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*
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*

Program / Community Type	AHA MTW Target (at least)	Actual Occupancy Rate (%)	Difference
AHA-Sponsored Mixed-Income Communities, cont.			
Columbia Village	98%	98.1%	0.1%
Magnolia Park I	98%	97.8%	-0.2%
Magnolia Park II	98%	93.9%	-4.1%
Mechanicsville Crossing	98%	96.4%	-1.6%
Mechanicsville Station	98%	98.3%	0.3%
Parkside at Mechanicsville	98%	98.4%	0.4%
The Gardens at CollegeTown	98%	100.0%	2.0%
Veranda at Auburn Pointe	98%	98.5%	0.5%
Village at Castleberry Hill I	98%	97.3%	-0.7%
Village at Castleberry Hill II	98%	94.0%	-4.0%
Villages at Carver I	98%	100.0%	2.0%
Villages at Carver II	98%	100.0%	2.0%
Villages at Carver III	98%	100.0%	2.0%
Villages at Carver V	98%	100.0%	2.0%
Villages of East Lake I	98%	97.3%	-0.7%
Villages of East Lake II	98%	97.4%	-0.6%
AHA-Sponsored Communities Average	98%	98.1%	0.1%
Public Housing-Assisted Average	98%	99%	1%

Meets
Benchmark

A. MANAGEMENT NOTES:

Overall, AHA had a combined occupancy rate of 99% for public housing assisted units in AHA-Owned Communities and AHA-Sponsored Mixed-Income Communities.

This was despite a shortfall in benchmark performance in some of the AHA-Sponsored Mixed-Income Communities (starred items above). These shortfalls, however, are due to mathematical rounding, or a difference 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. Vacant unit turnovers often occurred just before the end of FY 2016. Those units were subsequently leased during the first month of the new fiscal year. 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 AHA-Sponsored Mixed-Income Communities in order to improve performance.

Each of the AHA-Sponsored Mixed-Income 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.

† The Magnolia Park community is not factored into the overall results shown above because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AHA is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

8. 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 Residential Communities			
Barge Road Highrise	2%	0.3%	-1.7%
Cheshire Bridge Road Highrise	2%	0.4%	-1.6%
Cosby Spear Highrise	2%	1.8%	-0.2%
East Lake Highrise	2%	0.0%	-2.0%
Georgia Avenue Highrise	2%	0.1%	-1.9%
Hightower Manor Highrise	2%	0.2%	-1.8%
Juniper and Tenth Highrise	2%	0.0%	-2.0%
Marian Road Highrise	2%	0.1%	-1.9%
Marietta Road Highrise	2%	0.1%	-1.9%
Martin Street Plaza	2%	1.2%	-0.8%
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%	0.5%	-1.5%
AHA-Sponsored Mixed-Income Communities			
Ashley Auburn Pointe I	2%	0.0%	-2.0%
Ashley Auburn Pointe II	2%	0.0%	-2.0%
Ashley CollegeTown	2%	3.1%	1.1%
Ashley CollegeTown II	2%	3.4%	1.4%
Ashley Courts at Cascade I	2%	0.5%	-1.5%
Ashley Courts at Cascade II	2%	2.6%	0.6%
Ashley Courts at Cascade III	2%	1.8%	-0.2%
Ashley Terrace at West End	2%	1.4%	-0.6%
Atrium at CollegeTown	2%	0.0%	-2.0%
Capitol Gateway I	2%	0.9%	-1.1%
Capitol Gateway II	2%	0.5%	-1.5%
Columbia Commons	2%	0.0%	-2.0%
Columbia Creste	2%	0.0%	-2.0%
Columbia Estate	2%	0.0%	-2.0%
Columbia Grove	2%	0.0%	-2.0%
Columbia Mechanicsville Apartments	2%	0.6%	-1.4%
Columbia Park Citi	2%	0.1%	-1.9%
Columbia Senior Residences at Mechanicsville	2%	1.9%	-0.1%

Program / Community Type	AHA MTW Target (at most)	Actual Rents Uncollected (%)	Difference
AHA-Sponsored Mixed-Income Communities, cont.			
Columbia Village	2%	1.2%	-0.8%
Magnolia Park I	2%	1.0%	-1.0%
Magnolia Park II	2%	13.4%	11.4%
Mechanicsville Crossing	2%	4.7%	2.7%
Mechanicsville Station	2%	0.6%	-1.4%
Parkside at Mechanicsville	2%	2.0%	0.0%
The Gardens at CollegeTown	2%	0.0%	-2.0%
Veranda at Auburn Pointe	2%	0.0%	-2.0%
Village at Castleberry Hill I	2%	1.2%	-0.8%
Village at Castleberry Hill II	2%	1.2%	-0.8%
Villages at Carver I	2%	2.8%	0.8%
Villages at Carver II	2%	1.5%	-0.5%
Villages at Carver III	2%	2.3%	0.3%
Villages at Carver V	2%	1.9%	-0.1%
Villages of East Lake I	2%	0.0%	-2.0%
Villages of East Lake II	2%	0.0%	-2.0%
AHA-Sponsored Communities Average	2%	0.9%	-1.1%
Public Housing-Assisted Totals	2%	0.6%	-1.4%

Exceeds
Benchmark

A. MANAGEMENT NOTES:

Overall, AHA exceeded this benchmark. The AHA-Sponsored Mixed-Income 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 AHA-Sponsored Mixed-Income Communities in order to improve performance.

Each of the AHA-Sponsored Mixed-Income 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.

† The Magnolia Park community is not factored into the overall results shown above because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AHA is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

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 Residential 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%
Juniper and Tenth 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%
AHA-Sponsored Mixed-Income 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%	100%	1.0%
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%

Program / Community Type	AHA MTW Target (at least)	Actual Emergency Work Orders Completed / Abated in <24 hrs (%)	Difference
AHA-Sponsored Mixed-Income Communities, cont.			
Columbia Village	99%	100%	1.0%
Magnolia Park I	99%	100%	1.0%
Magnolia Park II	99%	87%	-12.4%
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%
AHA-Sponsored 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 approximately 100% of emergency work orders within 24 hours.

This was despite a shortfall in benchmark performance at two of the AHA-Sponsored Mixed-Income Communities (starred items above).

Each of the AHA-Sponsored Mixed-Income 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.

† The Magnolia Park community is not factored into the overall results shown above because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AHA is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

10. 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 Residential Communities			
Barge Road Highrise	7	1	-6.2
Cheshire Bridge Road Highrise	7	1	-6.0
Cosby Spear Highrise	7	2	-5.4
East Lake Highrise	7	1	-5.9
Georgia Avenue Highrise	7	1	-6.0
Hightower Manor Highrise	7	2	-5.3
Juniper and Tenth Highrise	7	2	-4.8
Marian Road Highrise	7	1	-5.9
Marietta Road Highrise	7	1	-5.6
Martin Street Plaza	7	1	-5.9
Peachtree Road Highrise	7	1	-5.6
Piedmont Road Highrise	7	1	-5.6
Westminster	7	1	-6.0
AHA-Owned Communities Average	7	1.4	-5.6
AHA-Sponsored Mixed-Income Communities			
Ashley Auburn Pointe I	7	3	-3.6
Ashley Auburn Pointe II	7	2	-4.6
Ashley CollegeTown	7	1	-6.0
Ashley CollegeTown II	7	1	-6.0
Ashley Courts at Cascade I	7	1	-6.0
Ashley Courts at Cascade II	7	1	-6.0
Ashley Courts at Cascade III	7	1	-6.0
Ashley Terrace at West End	7	1	-6.0
Atrium at CollegeTown	7	1	-6.0
Capitol Gateway I	7	3	-4.0
Capitol Gateway II	7	3	-4.0
Columbia Commons	7	3	-4.0
Columbia Creste	7	1	-5.6
Columbia Estate	7	2	-5.3
Columbia Grove	7	2	-5.0
Columbia Mechanicsville Apartments	7	3	-4.1
Columbia Park Citi	7	3	-4.0
Columbia Senior Residences at Mechanicsville	7	3	-4.2

Program / Community Type	AHA MTW Target (at most)	Actual Average Days to Complete Routine Work Orders (# days)	Difference
AHA-Sponsored Mixed-Income Communities, cont.			
Columbia Village	7	2	-5.0
Magnolia Park I	7	4	-3.5
Magnolia Park II	7	4	-3.4
Mechanicsville Crossing	7	3	-4.0
Mechanicsville Station	7	1	-6.0
Parkside at Mechanicsville	7	2	-5.0
The Gardens at CollegeTown	7	1	-6.0
Veranda at Auburn Pointe	7	3	-4.2
Village at Castleberry Hill I	7	2	-5.0
Village at Castleberry Hill II	7	2	-5.0
Villages at Carver I	7	2	-4.6
Villages at Carver II	7	2	-5.0
Villages at Carver III	7	2	-5.0
Villages at Carver V	7	2	-5.0
Villages of East Lake I	7	2	-4.9
Villages of East Lake II	7	3	-4.2
AHA-Sponsored Communities Average	7	2.4	-4.6
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 1.7 days, which is far less time than the 7-day target.

Each of the AHA-Sponsored Mixed-Income 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.

† The Magnolia Park community is not factored into overall result shown above because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AHA is working closely with the managing general partner of the owner entities and the tax credit syndicator to resolve the issues.

11. 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 Residential 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%
Juniper and Tenth 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%
AHA-Sponsored Mixed-Income 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%

Program / Community Type	AHA MTW Target (at least)	Actual Inspections Completed (%)	Difference
AHA-Sponsored Mixed-Income Communities, cont.			
Columbia Village	100%	100%	0%
Magnolia Park I	100%	98%	-2%
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%
AHA-Sponsored 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 Residential Community and the Owner Entity of the AHA-Sponsored Mixed-Income 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 AHA-Sponsored Mixed-Income 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.

† The Magnolia Park community is not factored into overall result shown above because of substantial operational and financial challenges. HUD is aware of the situation and actions taken to resolve it. AHA is working closely with the managing general partner and the tax credit syndicator to resolve the issues.

Inspections Strategy

AHA Reviews of AHA-Sponsored Mixed-Income 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 / Program 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 Residential 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.

12. Security

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

- (1) Dedicating over \$1.3 million during FY 2016 at the AHA-Owned Residential Communities to:
 - a) reduce the security presence of concierges/security staff on the properties, and
 - b) provide video surveillance and a community security channel,
- (2) Utilizing visitor management systems at the high-rise AHA-Owned Residential Communities to further monitor access to the buildings,
- (3) Collaborating with the Atlanta Police Department to identify strategies to deter crime and enhance safety and security at AHA-Owned Residential Communities and AHA-Sponsored Mixed-Income Communities,
- (4) Continuing utilization of enhanced criminal screening standards and processes and strict lease enforcement, and
- (5) Completing the necessary preventive maintenance and repairs to ensure security equipment remains operational on a routine basis.

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Appendix E

Resident Satisfaction Survey AHA-Owned Residential Communities

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Appendix E: Residential Satisfaction Survey AHA-Owned Residential Communities

1 of 4

In support of Atlanta Housing Authority's (AHA) mission to provide quality affordable housing and healthy living environments, and in alignment with the priorities of its Aging Well Program, AHA conducts an annual survey with residents of its 13 AHA-Owned Residential Communities. The Aging Well Program encompasses the Seven Dimensions of Wellness: Physical, Emotional, Occupational, Social, Intellectual, Environmental and Spiritual Wellness. The Resident Satisfaction Survey assesses how residents value key elements of daily living including property management and maintenance, safety and resident services within their community.

As HUD's interest in digital inclusion programs has increased, in 2016, AHA added questions about resident technology use and awareness. Since 2010, in each community AHA has provided computer rooms and free WiFi in common areas for residents to connect to online resources. More than 67% of residents are familiar with computers and 53% access the Internet in the common areas throughout their community.

With a goal of continuous improvement for all AHA-Owned Residential Communities, AHA dedicates time and resources each year to capture resident feedback. The total number of surveys returned by residents in 2016 was 1,166 which represents a 61% response rate. The "No Response" category consists of individuals who returned the survey but did not respond to a particular question.

Demographics

1. Please indicate your age group.

	Under 49	50 - 69	70+	No Response
Number of responses	82	638	409	37
Percentage	7.0%	54.7%	35.1%	3.2%

2. How many years have you lived in this community?

	Fewer than 5 years	5 to 9 years	10 to 15 years	More than 15 years	No Response
Number of responses	413	307	221	176	49
Percentage	35.4%	26.3%	19.0%	15.1%	4.2%

Overall Satisfaction

3. How do you rate your quality of life in your community?

	Very Good	Good	Average	Poor	No Response
Number of responses	456	445	177	42	46
Percentage	39.1%	38.2%	15.2%	3.6%	3.9%

4. Would you tell a friend or family member to move to your community?

	Yes	No	No Response
Number of responses	928	168	70
Percentage	79.6%	14.4%	6.0%

Property Management

	Yes	No	No Response
5. Are the property management staff available when you need them?			
Number of responses	1,007	90	69
Percentage	86.4%	7.7%	5.9%
6. Are the staff in the rent office courteous and helpful?			
Number of responses	1,021	67	78
Percentage	87.6%	5.7%	6.7%

Appendix E: Residential Satisfaction Survey AHA-Owned Residential Communities

2 of 4

Property Maintenance							
	Yes	No	Does Not Apply	No Response			
7. Do maintenance workers complete work orders in one week or less?							
Number of responses	1,014	88	40	24			
Percentage	87.0%	7.5%	3.4%	2.1%			
8. Do maintenance workers complete emergency repairs in one day or less?							
Number of responses	970	66	109	21			
Percentage	83.2%	5.7%	9.3%	1.8%			
9. Are maintenance workers courteous and helpful?							
Number of responses	1069	42	20	35			
Percentage	91.7%	3.6%	1.7%	3.0%			
10. Are the building grounds clean and well maintained?							
Number of responses	1,075	46	12	33			
Percentage	92.2%	3.9%	1.0%	2.8%			
11. When you go to the laundry room do the machines work?							
	Most of the time	Some of the time	No Response				
Number of responses	780	271	115				
Percentage	66.9%	23.2%	9.9%				
12. Quality of Life - Please rank how important these services are to you; #1 is the highest.							
	Ranked #1	2	3	4	5	Ranked #6	No Response
Laundry Services inside the community							
Number of responses	710	139	111	57	34	71	44
Percentage	60.9%	11.9%	9.5%	4.9%	2.9%	6.1%	3.8%
Parking at the community							
Number of responses	528	143	82	52	47	200	114
Percentage	45.3%	12.3%	7.0%	4.5%	4.0%	17.2%	9.8%
Pest Control services inside the community							
Number of responses	656	153	102	57	44	71	83
Percentage	56.3%	13.1%	8.7%	4.9%	3.8%	6.1%	7.1%
Community building and grounds clean and taken care of							
Number of responses	794	111	44	43	34	60	80
Percentage	68.1%	9.5%	3.8%	3.7%	2.9%	5.1%	6.9%
Community Safety							
Number of responses	734	118	58	50	34	66	106
Percentage	63.0%	10.1%	5.0%	4.3%	2.9%	5.7%	9.1%
Resident Services Coordinator staff at the community							
Number of responses	732	128	49	45	27	94	91
Percentage	62.8%	11.0%	4.2%	3.9%	2.3%	8.1%	7.8%

Appendix E: Residential Satisfaction Survey AHA-Owned Residential Communities

3 of 4

Resident Services					
13. How often do you participate in programs and recreational activities?					
	Several times per week	Once per week	Once per month	Never	No Response
Number of responses	291	223	329	199	124
Percentage	25.0%	19.1%	28.2%	17.1%	10.6%
14. Are you aware of the resident services activities taking place in your building?					
	Yes	No	Does Not Apply	No Response	
Number of responses	1,018	49	24	75	
Percentage	87.3%	4.2%	2.1%	6.4%	
15. Are you satisfied with the kinds of activities held at your community?					
Number of responses	859	130	95	82	
Percentage	73.7%	11.1%	8.1%	7.0%	
16. Does your community make it easy to visit with friends, neighbors, and others?					
Number of responses	901	107	74	84	
Percentage	77.3%	9.2%	6.3%	7.2%	
17. Do you feel you can ask the resident services coordinator for help?					
Number of responses	989	75	37	65	
Percentage	84.8%	6.4%	3.2%	5.6%	
18. Do you think your resident services coordinator tries to understand your needs?					
Number of responses	943	88	62	73	
Percentage	80.9%	7.5%	5.3%	6.3%	
19. Do you think that your resident services coordinator knows what support services are available to help you?					
Number of responses	935	104	58	69	
Percentage	80.2%	8.9%	5.0%	5.9%	
20. Do you think that the programs, services, and activities provided in your community make your life better?					
Number of responses	864	110	111	81	
Percentage	74.1%	9.4%	9.5%	6.9%	
Director Assisted Resident Services					
	Yes	No	Does Not Apply	No Response	
21. Did you get help when you asked for disability related equipment; a wheelchair, a walker, hearing aids, etc.?					
Number of responses	450	78	552	86	
Percentage	38.6%	6.7%	47.3%	7.4%	
22. Did you get help when you asked for disability services or benefits that you may be eligible for?					
Number of responses	559	74	447	86	
Percentage	47.9%	6.3%	38.3%	7.4%	
23. Did you get help when you asked for assistance getting housekeeping services?					
Number of responses	459	95	513	99	
Percentage	39.4%	8.1%	44.0%	8.5%	
24. Did you get help when you asked for an aide to assist you?					
Number of responses	504	69	540	53	
Percentage	43.2%	5.9%	46.3%	4.5%	
25. Did you get help when you asked for transportation services?					
Number of responses	442	76	594	54	
Percentage	37.9%	6.5%	50.9%	4.6%	

Appendix E: Residential Satisfaction Survey AHA-Owned Residential Communities

4 of 4

26. Did you get help when you asked for mental health or behavioral health services?

Number of responses	330	62	699	75
Percentage	28.3%	5.3%	59.9%	6.4%

Safety

27. Do you feel safe inside your apartment?

Number of responses	1,028	99	39
Percentage	88.2%	8.5%	3.3%

28. Do you feel safe in your apartment community?

Number of responses	967	129	70
Percentage	82.9%	11.1%	6.0%

Technology Questions

29. Have you ever used a computer?

Number of responses	786	342	38
Percentage	67.4%	29.3%	3.3%

30. Do you own a desktop computer or laptop?

Number of responses	449	671	46
Percentage	38.5%	57.5%	3.9%

31. Do you own a smartphone or tablet (like an iPad)?

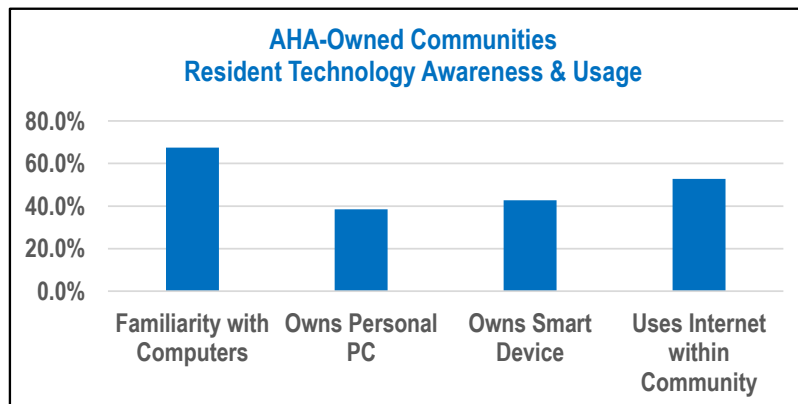
Number of responses	498	587	81
Percentage	42.7%	50.3%	6.9%

32. During the past month, where did you use the internet? (Choose all that apply)

	Never used the internet	Inside my own apartment	The Commons area	Community Technology Ctr.	In a Public Space	No Response
Number of responses	333	374	327	288	165	209
Percentage	28.6%	32.1%	28.0%	24.7%	14.2%	17.9%

33. Do you have cable TV or internet service in your apartment that you pay for?

	Yes	No	No Response
Number of responses	735	374	57
Percentage	63.0%	32.1%	4.9%



Appendix F

Financial Analysis

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The Housing Authority of the City of Atlanta, Georgia

Sources and Uses of Funds **FY 2016 Actual vs. Revised Budget** *for the Twelve Months Ended June 30, 2016*

Unaudited

Prepared by the Finance Department in collaboration with other AHA Departments

Explanations are provided for all line items with Actual vs. Revised Budget variances in excess of \$100,000

The Housing Authority of the City of Atlanta, Georgia

Sources and Uses of Funds FY 2016 Actual vs. Revised Budget for the Twelve Months Ended June 30, 2016

(Excludes Non-cash Items)

UNAUDITED

Schedule					
		Annual Revised Budget	YTD Actual	Actual Over (Under) Revised Budget	
Sources of Funds					
Current Year Sources of Funds*					
	Housing Choice Voucher Funds Authorized	\$ 202,159,540	\$ 202,159,540	\$ -	0%
	Public Housing Operating Subsidy	18,276,843	18,419,357	142,514	1%
	Capital Funds Program (CFP)	4,421,890	5,174,434	752,544	17%
	Total MTW Single Fund	224,858,273	225,753,331	895,058	0%
	Tenant Dwelling Revenue	5,828,230	6,065,897	237,667	4%
	Replacement Housing Factor (RHF) Grants	5,068,626	3,372,595	(1,696,031)	(33%)
	Choice Neighborhoods Implementation Grant	2,189,681	440,784	(1,748,897)	(80%)
	National Housing Compliance (NHC)	967,335	1,018,345	51,010	5%
	Development-related Income	904,551	2,245,245	1,340,694	148%
	Other Current Year Revenue and Grants	469,113	620,589	151,476	32%
	Non-Operating Sources of Funds	1,207,450	1,532,642	325,192	27%
	Total Current Year Sources of Funds	241,493,259	241,049,428	(443,831)	0%
Sources of Funds from Prior Year Accumulations*					
	Drawdown of Program Income and Other Funds	7,400,190	4,835,311	(2,564,879)	(35%)
	Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	1,884,441	449,711	(1,434,730)	(76%)
	Total Sources of Funds from Prior Year Accumulations	9,284,631	5,285,022	(3,999,609)	(43%)
	Total Sources of Funds	\$ 250,777,890	\$ 246,334,450	\$ (4,443,440)	(2%)

* Current Year Sources of Funds refers to funds which AHA receives from external sources during the current fiscal year. Sources of Funds from Prior Year Accumulations include the use of non-MTW funds cash balances available to AHA on July 1, 2015.

This schedule is continued on the following page.

Sources and Uses of Funds

FY 2016 Actual vs. Revised Budget

for the Twelve Months Ended June 30, 2016

(Excludes Non-cash Items)

Continued from previous page.

Schedule		Annual		YTD		Actual Over (Under)	
		Revised		Actual		Revised	
		Budget				Budget	
	Uses of Funds						
	Housing Assistance and Operating Subsidy Payments						
	Tenant-Based and Homeownership Vouchers	\$	90,257,564	\$	89,522,900	\$	(734,664) (1%)
	Project Based Rental Assistance (PBRA)		37,026,131		36,289,026		(737,105) (2%)
	Mixed-Income Communities Operating Subsidy for AHA-Assisted Units		11,708,230		11,769,779		61,549 1%
II	Total Housing Assistance and Operating Subsidy Payments		138,991,925		137,581,705		(1,410,220) (1%)
III	Operating Divisions		13,627,232		12,463,447		(1,163,785) (9%)
IV	Corporate Support		20,186,138		19,485,924		(700,214) (3%)
V	Human Development, Supportive Housing Services and Community Relations		1,172,318		1,015,126		(157,192) (13%)
VI	Operating Expense for AHA-Owned Residential Communities & Other AHA Properties		17,216,303		17,111,976		(111,239) (1%)
VII							
	Capital Expenditures for AHA-Owned Residential Communities & AHA Headquarters		1,855,528		1,485,688		(369,840) (20%)
VIII	Development and Revitalization		22,822,128		12,874,879		(9,947,249) (44%)
	Debt Service on Energy Performance Contract (EPC) Capital Lease		660,905		660,905		- 0%
	Total Uses of Funds for Operating Activities		77,540,552		65,097,945		(12,449,519) (16%)
	Total Uses of Funds		216,532,477		202,679,650		(13,859,739) (6%)
	Excess of Sources over Uses of Funds*	\$	34,245,413	\$	43,654,800	\$	9,416,299 28%
* The Excess of Funds above is available for future uses and to be held as follows:							
	Housing Choice Voucher Program Funds held at HUD	\$	28,451,701	\$	39,871,895	\$	11,425,937 40%
	Other Excess of Funds held at AHA		5,793,711		3,782,905		(2,009,637) (35%)
	Excess of Sources over Uses of Funds	\$	34,245,412	\$	43,654,800	\$	9,416,300 28%

Schedule I
Sources of Funds
FY 2016 Actual vs. Revised Budget
for the Twelve Months Ended June 30, 2016

Description	Annual Revised Budget	YTD Actual	Actual Over (Under) Revised Budget	
Sources of Funds				
Current Year Sources of Funds*				
Housing Choice Voucher Funds Authorized	\$ 202,159,540	\$ 202,159,540	\$ -	0%
Public Housing Operating Subsidy	18,276,843	18,419,357	142,514	A 1%
Capital Funds Program (CFP)	4,421,890	5,174,434	752,544	B 17%
Total MTW Single Fund	224,858,273	225,753,331	895,058	0%
Tenant Dwelling Revenue	5,828,230	6,065,897	237,667	C 4%
Replacement Housing Factor (RHF) Grants	5,068,626	3,372,595	(1,696,031)	D (33%)
Choice Neighborhoods Implementation Grant	2,189,681	440,784	(1,748,897)	E (80%)
National Housing Compliance (NHC)	967,335	1,018,345	51,010	5%
Development-related Income	904,551	2,245,245	1,340,694	F 148%
Other Current Year Revenue and Grants	469,113	620,589	151,476	G 32%
Non-Operating Sources of Funds	1,207,450	1,532,642	325,192	H 27%
Total Current Year Sources of Funds	241,493,259	241,049,428	(443,831)	0%
Sources of Funds from Prior Year Accumulations*				
Drawdown of Program Income and Other Funds	7,400,190	4,835,311	(2,564,879)	(35%)
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	1,884,441	449,711	(1,434,730)	(76%)
Total Sources of Funds from Prior Year Accumulations	9,284,631	5,285,022	(3,999,609)	I (43%)
Total Sources of Funds	\$ 250,777,890	\$ 246,334,450	\$ (4,443,440)	(2%)

* Current Year Sources of Funds refers to funds which AHA receives from external sources during the current fiscal year. Sources of Funds from Prior Year Accumulations include the use of non-MTW funds cash balances available to AHA on July 1, 2015.

Significant Variance Explanations are provided on the following page.

Schedule I
Sources of Funds
FY 2016 Actual vs. Revised Budget
for the Twelve Months Ended June 30, 2016

Significant Variance Explanations:

A - Public Housing Operating Subsidy is greater than Revised Budget primarily due an increase in proration by HUD announced after the Revised Budget was adopted.

B - Capital Funds Program (CFP) is greater than Revised Budget primarily due to a requirement to draw 2014 CFP award funds in order to meet obligation requirements.

C - Tenant Dwelling Revenue is greater than Revised Budget primarily due to residents having greater incomes than projected, resulting in higher rents being paid.

D - Replacement Housing Factor (RHF) Grants, which are awarded by HUD for development and revitalization activities, are less than Revised Budget primarily due to delays in RAD conversion projects as further explained in Schedule VIII.

E - Choice Neighborhoods Implementation Grant (CNIG) is less than Revised Budget primarily due to delays in issuing contracts to sub-grantees and hiring staff as well as timing in spending for the modular office. All contracts to sub-grantees have now been issued and the majority of staff has been hired.

F - Development-related Income is greater than Revised Budget primarily due to the receipt of greater than projected developer fees for Centennial Place II and Oasis at Scholars Landing, as well as ground-based lease receipts, which are contingent on cash flow and unpredictable; therefore, this income is not included in the annual budget.

G - Other Current Year Revenue and Grants is greater than Revised Budget due to greater than projected miscellaneous income including unbudgeted revenue from the rental of vacant AHA property.

H - Non-Operating Sources of Funds is greater than Revised Budget due to the receipt of interest income from AHA's development partners on development loans. Such interest payments are contingent on cash flow and are unpredictable; therefore, such interest is not included in the annual budget.

I - Drawdown of Program Income and Other Funds is less than Revised Budget primarily due to less spending to date than projected for public improvements at West Highlands Phase II which are funded with these restricted funds.

J - Public Improvement Funds Provided by the City of Atlanta and Other City Agencies is less than Revised Budget primarily due to a delay of public improvements at Centennial Place Phase 5B until an investor is secured for the vertical construction as further explained in Schedule VIII.

Schedule I.A
Sources of Funds by Major Program
FY 2016 Actual vs. Revised Budget
for the Twelve Months Ended June 30, 2016

Description	MTW Program*	National Housing Compliance (NHC)	Non-MTW Revitalization Program	YTD Actual
Sources of Funds				
Current Year Sources of Funds				
Housing Choice Voucher Funds Authorized	\$ 202,159,540	\$ -	\$ -	\$ 202,159,540
Public Housing Operating Subsidy	18,419,357	-	-	18,419,357
Capital Funds Program (CFP)	5,174,434	-	-	5,174,434
Total MTW Single Fund	225,753,331	-	-	225,753,331
Tenant Dwelling Revenue	6,065,897	-	-	6,065,897
Replacement Housing Factor (RHF) Grants	-	-	3,372,595	3,372,595
Choice Neighborhoods Implementation Grant	-	-	440,784	440,784
National Housing Compliance (NHC)	-	1,018,345	-	1,018,345
Development-related Income	-	-	2,245,245	2,245,245
Other Current Year Revenue and Grants	620,589	-	-	620,589
Non-Operating Sources of Funds	202,417	-	1,330,225	1,532,642
Total Current Year Sources of Funds	232,642,234	1,018,345	7,388,849	241,049,428
Sources of Funds from Prior Year Accumulations				
Drawdown of Program Income and Other Funds	-	-	4,835,311	4,835,311
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	-	-	449,711	449,711
Total Sources of Funds from Prior Year Accumulations	-	-	5,285,022	5,285,022
Total Sources of Funds	\$ 232,642,234	\$ 1,018,345	\$ 12,673,871	\$ 246,334,450
Uses of Funds				
Housing Assistance and Operating Subsidy Payments	\$ 137,581,705	\$ -	\$ -	\$ 137,581,705
Operating Divisions	12,386,149	77,298	-	12,463,447
Corporate Support	18,777,203	708,721	-	19,485,924
Human Development Supportive Housing Services and Community Relations	991,360	23,766	-	1,015,126
Operating Expense for AHA-Owned Residential Communities & Other AHA Properties	17,110,851	1,125	-	17,111,976
Capital Expenditures for AHA-Owned Residential Communities & AHA Headquarters	1,485,688	-	-	1,485,688
Development and Revitalization	3,776,478	3,637	9,094,764	12,874,879
Debt Service on Energy Performance Contract (EPC) Capital Lease	660,905	-	-	660,905
Total Uses of Funds	192,770,339	814,547	9,094,764	202,679,650
Excess of Sources over Uses of Funds**	\$ 39,871,895	\$ 203,798	\$ 3,579,107	\$ 43,654,800
* For simplicity of presentation, all non-MTW Housing Choice Voucher Program and Component Units revenue and expense are included as MTW Program				
** The Excess of Funds above is available for future use and to be held as follows:				
Housing Choice Voucher Program Funds held at HUD	\$ 39,871,895	\$ -	\$ -	\$ 39,871,895
Other Excess of Funds held at AHA	-	203,798	3,579,107	3,782,905
Excess of Sources over Uses of Funds	\$ 39,871,895	\$ 203,798	\$ 3,579,107	\$ 43,654,800

Schedule II

Housing Assistance and Operating Subsidy Payments

FY 2016 Actual vs. Revised Budget for the Twelve Months Ended June 30, 2016

Schedule	Annual		YTD	Actual Over (Under)	
	Revised	Budget		Revised	Budget
II.A II.B	Tenant-Based and Homeownership Vouchers				
	In Jurisdiction Tenant-Based Vouchers	\$ 71,354,284	\$ 70,975,639	\$ (378,645)	A (1%)
	Out of Jurisdiction (Port Out) Tenant-Based Vouchers	16,508,349	16,448,638	(59,711)	0%
	Voucher Portability Administrative Fees	1,078,587	1,076,809	(1,778)	0%
	Short-Term Housing Assistance	375,000	315,040	(59,960)	(16%)
	Case Management and Administration of Supportive Housing Initiatives	200,000	191,667	(8,333)	(4%)
	Leasing Incentive Fees	492,500	293,623	(198,877)	B (40%)
	Homeownership Vouchers	248,844	221,484	(27,360)	(11%)
	Total Tenant-Based and Homeownership Vouchers	90,257,564	89,522,900	(734,664)	(1%)
	Project Based Rental Assistance (PBRA)	37,026,131	36,289,026	(737,105)	C (2%)
Mixed-Income Communities Operating Subsidy for AHA-Assisted Units	11,708,230	11,769,779	61,549	1%	
Total	\$ 138,991,925	\$ 137,581,705	\$ (1,410,220)	(1%)	

Significant Variance Explanations:

A - In Jurisdiction Tenant-Based Vouchers is less than Revised Budget primarily due to slower than projected lease-up of vouchers due to limited unit availability and challenges in the conversion of Georgia Housing vouchers to AHA Housing Choice vouchers, as well as a lower than projected average housing assistance payments per voucher.

B - Leasing Incentive Fees is less than Revised Budget primarily due to a delay in implementing the market adjustment incentive program. First payouts did not take place until May 2016.

C - Project Based Rental Assistance (PBRA) is less than Revised Budget primarily due to lower than projected spending for new PBRA communities, including slower than projected lease-up at Oasis at Scholars Landing and a delay in contracted lease-up at Providence at Parkway Village from UFAS and environment certifications, which the property has not submitted to AHA. The contingency was only partially utilized. See Schedule II.A for details by property.

Schedule II.A (1 of 2)
Project Based Rental Assistance (PBRA) by Community
FY 2016 Actual vs. Revised Budget
for the Twelve Months Ended June 30, 2016

Community	Annual Revised Budget	YTD Actual	Actual Over (Under) Revised Budget	
Adamsville Green	\$ 580,623	\$ 584,896	\$ 4,273	1%
Arcadia at Parkway Village	776,049	767,660	(8,389)	(1%)
Ashley Auburn Pointe I	82,342	82,387	45	0%
Ashley Collegetown II	75,551	86,350	10,799	14%
Ashley Courts at Cascade I	-	51,182	51,182	
Ashley Courts at Cascade II	15,345	83,455	68,110	444%
Ashley Courts at Cascade III	-	24,977	24,977	
Ashton at Browns Mill	530,224	536,090	5,866	1%
Atrium at Collegetown	915,938	898,983	(16,955)	(2%)
Auburn Glenn	1,260,952	1,224,187	(36,765)	(3%)
Avalon Park Family	530,727	500,724	(30,003)	(6%)
Avalon Park Senior	1,265,537	1,252,629	(12,908)	(1%)
Avalon Ridge Family	780,540	753,187	(27,353)	(4%)
Campbell Stone	1,435,247	1,447,999	12,752	1%
Capitol Gateway II	172,610	170,069	(2,541)	(1%)
Centennial Place I	310,905	302,555	(8,350)	(3%)
Centennial Place II	309,529	303,861	(5,668)	(2%)
Centennial Place III	324,986	310,162	(14,824)	(5%)
Centennial Place IV	337,585	341,034	3,449	1%
Columbia at Sylvan Hills	539,388	532,009	(7,379)	(1%)
Columbia Colony Senior	422,525	423,434	909	0%
Columbia Commons	98,615	96,266	(2,349)	(2%)
Columbia Heritage	1,003,641	1,019,802	16,161	2%
Columbia High Point Senior	576,625	574,157	(2,468)	0%
Columbia Mechanicsville Apartments	284,278	287,561	3,283	1%
Columbia Senior Blackshear	519,168	523,106	3,938	1%
Columbia Senior Edgewood	1,265,160	1,256,127	(9,033)	(1%)
Columbia Senior Mechanicsville	618,227	631,178	12,951	2%
Columbia Senior at MLK Village	831,565	835,130	3,565	0%
Columbia South River Gardens	358,034	346,490	(11,544)	(3%)
Columbia Tower at MLK Village	727,260	725,660	(1,600)	0%
Constitution Avenue Apartments	489,240	479,531	(9,709)	(2%)
Crogman School Apartments	297,877	303,153	5,276	2%
First Step	221,002	229,053	8,051	4%
Gateway at East Point	712,533	711,517	(1,016)	0%
GE Towers	1,187,063	1,226,433	39,370	3%
Heritage Green	279,817	276,046	(3,771)	(1%)

Continued on next page

Schedule II.A (2 of 2)
Project Based Rental Assistance (PBRA) by Community
FY 2016 Actual vs. Revised Budget
for the Twelve Months Ended June 30, 2016

Community	Annual Revised		Actual Over (Under)	
	Budget	YTD Actual	Revised Budget	
Heritage Station Family	\$ 783,608	\$ 807,769	\$ 24,161	3%
Heritage Station Senior	1,227,649	1,252,751	25,102	2%
Highbury Terraces	108,573	114,122	5,549	5%
Imperial Hotel (Commons at Imperial)	694,270	728,724	34,454	5%
Legacy at Walton Lake	193,379	194,025	646	0%
Lillie R. Campbell House	206,015	197,993	(8,022)	(4%)
Manor at Scotts Crossing	719,786	718,306	(1,480)	0%
Martin House at Adamsville	590,127	558,662	(31,465)	(5%)
Mechanicsville Crossing	294,886	296,060	1,174	0%
Mechanicsville Station	333,398	337,168	3,770	1%
Oasis at Scholars Landing	157,644	77,425	(80,219)	(51%)
Odyssey at Villas	196,009	194,082	(1,927)	(1%)
O'Hearn House	287,496	284,061	(3,435)	(1%)
Park Commons-Gates Park (HFOP)	1,012,477	1,008,484	(3,993)	0%
Park Commons-Gates Park (HFS)	801,097	804,096	2,999	0%
Parkside at Mechanicsville	280,619	293,240	12,621	4%
Pavilion Place	318,875	301,674	(17,201)	(5%)
Peaks at MLK	642,350	635,136	(7,214)	(1%)
Providence at Parkway Village	330,222	-	(330,222)	(100%)
Quest Village III	77,018	77,018	-	0%
Renaissance at Park Place South Senior	675,321	669,018	(6,303)	(1%)
Retreat at Edgewood	418,234	408,222	(10,012)	(2%)
Seven Courts	168,050	167,357	(693)	0%
Summit Trail	299,254	299,524	270	0%
Veranda at Auburn Pointe	636,743	640,052	3,309	1%
Veranda at Auburn Pointe II	876,933	881,897	4,964	1%
Veranda at Auburn Pointe III	894,035	869,573	(24,462)	(3%)
Veranda at Carver Senior	728,603	727,542	(1,061)	0%
Veranda at Collegetown	702,215	683,041	(19,174)	(3%)
Veranda at Scholars Landing	781,767	747,710	(34,057)	(4%)
Villas of H.O.P.E	228,633	222,287	(6,346)	(3%)
Welcome House	149,605	141,808	(7,797)	(5%)
Woodbridge at Parkway Village	749,532	751,159	1,627	0%
PB Future	50,000	-	(50,000)	(100%)
PBRA Rent Increases Contingency	275,000	-	(275,000)	(100%)
Total Project Based Rental Assistance (PBRA) Payments	\$ 37,026,131	\$ 36,289,026	\$ (737,105)	(2%)

Schedule II.B
Mixed-Income Communities Operating Subsidy for AHA-Assisted Units
FY 2016 Actual vs. Revised Budget
for the Twelve Months Ended June 30, 2016

Community	Annual		Actual Over (Under)	
	Revised Budget	YTD Actual	Revised Budget	
Ashley Auburn Pointe I	\$ 251,825	\$ 296,070	\$ 44,245	18%
Ashley Auburn Pointe II	163,352	189,731	26,379	16%
Ashley Collegetown	285,807	309,609	23,802	8%
Ashley Collegetown II	301,753	411,640	109,887	36%
Ashley Courts at Cascade I	275,664	371,796	96,132	35%
Ashley Courts at Cascade II	182,144	207,534	25,390	14%
Ashley Courts at Cascade III	138,994	146,142	7,148	5%
Ashley Terrace at West End	75,492	93,941	18,449	24%
Atrium at Collegetown	511,235	506,839	(4,396)	(1%)
Capitol Gateway I	352,737	352,395	(342)	0%
Capitol Gateway II	230,632	198,040	(32,592)	(14%)
Columbia Commons	284,977	251,488	(33,489)	(12%)
Columbia Creste	305,888	397,474	91,586	30%
Columbia Estates	336,320	369,828	33,508	10%
Columbia Grove	245,310	248,368	3,058	1%
Columbia Mechanicsville Apartments	393,379	382,272	(11,107)	(3%)
Columbia Park Citi	356,702	376,310	19,608	5%
Columbia Senior Residences at Mechanicsville	255,493	244,040	(11,453)	(4%)
Columbia Village	162,646	106,683	(55,963)	(34%)
Gardens at CollegeTown	175,518	170,873	(4,645)	(3%)
Magnolia Park I	326,230	271,067	(55,163)	(17%)
Magnolia Park II	368,397	393,801	25,404	7%
Mechanicsville Crossing	358,986	348,896	(10,090)	(3%)
Mechanicsville Station	350,540	325,207	(25,333)	(7%)
Parkside at Mechanicsville VI	273,326	323,429	50,103	18%
Veranda at Auburn Pointe	117,874	58,617	(59,257)	(50%)
Villages at Carver I	497,977	575,106	77,129	15%
Villages at Carver II	146,529	64,860	(81,669)	(56%)
Villages at Carver III	441,070	279,029	(162,041)	(37%)
Villages at Carver V	259,587	221,069	(38,518)	(15%)
Villages at Castleberry Hill I	324,130	355,427	31,297	10%
Villages at Castleberry Hill II	412,534	538,030	125,496	30%
Villages of East Lake I	710,512	677,552	(32,960)	(5%)
Villages of East Lake II	1,184,670	1,089,040	(95,630)	(8%)
MIMF Capital Reserve Contingency	150,000	414,160	264,160	176%
MIMF Operating Contingency	500,000	203,416	(296,584)	(59%)
Total Mixed-Income Communities Operating Subsidy for AHA-Assisted Units	\$ 11,708,230	\$ 11,769,779	\$ 61,549	1%

Schedule III
Operating Divisions
FY 2016 Actual vs. Revised Budget
for the Twelve Months Ended June 30, 2016

Description	Annual Revised Budget	YTD Actual	Actual Over (Under) Revised Budget	
Customer Services Group				
Customer Services	\$ 1,408,376	\$ 1,311,593	\$ (96,783)	(7%)
Housing Services	4,345,372	4,174,099	(171,273) A	(4%)
Inspections Services	2,013,233	1,907,368	(105,865) B	(5%)
Human Development Services	794,538	766,928	(27,610)	(3%)
Total Customer Services Group	8,561,519	8,159,988	(401,531)	(5%)
Real Estate Group				
Office of the Chief Real Estate Officer	206,951	-	(206,951) C	(100%)
Real Estate Oversight & Services	2,119,886	1,916,776	(203,110) D	(10%)
Real Estate Development	1,064,510	625,662	(438,848) E	(41%)
Real Estate Investments & Finance	1,674,366	1,761,021	86,655	5%
Total Real Estate Group	5,065,713	4,303,459	(762,254)	(15%)
Total	\$ 13,627,232	\$ 12,463,447	\$ (1,163,785)	(9%)

Significant Variance Explanations:

A - Housing Services is less than Revised Budget primarily due to: (1) vacant positions which were anticipated but not filled; (2) timing of hiring temporary staff to support the admission intake process; and (3) lower debit card charges resulting from earned credits available on AHA cash

B - Inspections Services is less than Revised Budget primarily due to vacant positions and deferral of a planned advertising campaign until FY 2017.

C - Office of the Chief Real Estate Officer is less than Revised Budget due to budgeted positions not yet filled.

D - Real Estate Oversight & Services is less than Revised Budget primarily as a result of an unfilled vacant position, conversion of a full time position into part time and unused budget for consulting and professional services for EPC monitoring and verifications inspections that were postponed until FY 2017 and over budgeted physical needs assessments.

E - Real Estate Development is less than Revised Budget primarily due to vacant positions which were anticipated but not filled and the deferral of the community re-investment model and evaluation until the real estate strategy currently being developed is finalized.

Schedule IV
Corporate Support
FY 2016 Actual vs. Revised Budget
for the Twelve Months Ended June 30, 2016

Description	Annual Revised Budget	YTD Actual	Actual Over (Under) Revised Budget	
Executive Office	\$ 705,366	\$ 819,544	\$ 114,178	A 16%
Office of General Counsel	2,463,279	2,280,128	(183,151)	B (7%)
Finance	1,775,431	1,734,202	(41,229)	(2%)
Information Technology	6,385,799	5,643,848	(741,951)	C (12%)
Records & Information Management	2,052,874	1,738,674	(314,200)	D (15%)
Enterprise Program Management Office	507,788	378,989	(128,799)	E (25%)
Office of Policy & Strategy	1,329,543	937,313	(392,230)	F (30%)
External and Governmental Affairs & Corporate Communications	763,591	716,447	(47,144)	(6%)
Corporate Administration Support	1,090,771	1,022,194	(68,577)	(6%)
Acquisition & Management Services	1,046,812	1,024,204	(22,608)	(2%)
Human Resources Operations	1,010,384	1,190,381	179,997	G 18%
Activities Managed by Human Resources:				
Severance & Related Expense	54,500	-	(54,500)	(100%)
Defined Benefit Pension Plan Contribution	1,000,000	2,000,000	1,000,000	H 100%
Total	\$ 20,186,138	\$ 19,485,924	\$ (700,214)	(3%)

Significant Variance Explanations are provided on the following page.

Schedule IV
Corporate Support
FY 2016 Actual vs. Revised Budget
for the Twelve Months Ended June 30, 2016

Significant Variance Explanations:

A - Executive Office is greater than Revised Budget primarily due to a position which was not included in the revised budget.

B - Office of General Counsel is less than Revised Budget primarily due vacant positions, lower than budgeted general legal expenses and consulting and professional services.

C - Information Technology is less than Revised Budget primarily due to: (1) vacant positions; (2) vacant positions filled at lower than budgeted salaries; (3) a determination that over \$137,000 in services for license fees and maintenance contracts was not needed in FY 2016; and (4) the postponement of selected Yardi module related projects until FY 2017.

D - Records & Information Management is less than Revised Budget primarily due to savings related to: (1) the decision to hire AHA temporary employees instead of using temporary services; (2) stringent ordering and approval process of AMS as it relates to office supplies; (3) a lower negotiated price with the new vendor for copier services; and (4) slower than anticipated pace of document destruction services.

E - Enterprise Program Management Office is less than Revised Budget primarily due to vacancies.

F - Office of Policy & Strategy is less than Revised Budget primarily due to lower than anticipated expenditures related to the MTW Benchmarking Study and other research and professional services.

G - Human Resources Operations is greater than Revised Budget primarily due to higher than budgeted salary and benefit expenses due to the decision not to reorganize as planned.

H - Defined Benefit Pension Plan Contribution is greater than Revised Budget due to a decision to increase the 2016 contribution based on updated actuary information.

Schedule V
Human Development Support and Community Relations *
FY 2016 Actual vs. Revised Budget
for the Twelve Months Ended June 30, 2016

Description	Managed by	Annual Revised Budget	YTD Actual	Actual Over (Under) Revised Budget	
Human Development Support	Customer Services Group	\$ 723,078	\$ 568,258	\$ (154,820)	A (21%)
Supportive Services at Gardens at CollegeTown	Real Estate Group	168,000	161,025	(6,975)	(4%)
Quality Living Services for Seniors	Real Estate Group	253,540	253,540	-	
Community Relations	External and Governmental Affairs & Corporate Communications	16,000	8,537	(7,463)	(47%)
Corporate Match for AHA Scholarship Fund - Non-MTW funds	President and CEO	11,700	23,766	12,066	103%
Total		\$ 1,172,318	\$ 1,015,126	\$ (157,192)	(13%)

* This schedule does not include the cost of the Customer Services Goup - Human Development Services Department or human development services provided at AHA-Owned properties by PMDs, which are included in Schedules III and VI, respectively.

Significant Variance Explanations:

A - Human Development Support is less than Revised Budget primarily as a result of low enrollment in specialized supportive services provided by third party service providers. Low enrollments were due in large part to fewer referrals earlier in FY 2016 while AHA staff performed data cleanup in preparation for the conversion of Efforts to Outcome (ETO) software for HDS case management which is now operational.

Schedule VI

Operating Expense for AHA-Owned Residential Communities & Other AHA

FY 2016 Actual vs. Revised Budget for the Twelve Months Ended June 30, 2016

Description	Annual Revised Budget	YTD Actual	Actual Over (Under) Revised Budget	
AHA-Owned Residential Communities				
Barge Road Highrise	\$ 971,519	\$ 911,196	\$ (60,323)	(6%)
Cheshire Bridge Road Highrise	1,257,220	1,290,174	32,954	3%
Cosby Spear Highrise	2,175,297	2,263,584	88,287	4%
East Lake Highrise	1,096,137	1,085,426	(10,711)	(1%)
Georgia Avenue Highrise	700,828	712,459	11,631	2%
Hightower Manor Highrise	979,838	1,026,265	46,427	5%
Juniper and Tenth Highrise	1,237,061	1,267,439	30,378	2%
Marian Road Highrise	1,611,898	1,596,930	(14,968)	(1%)
Marietta Road Highrise	1,000,209	939,559	(60,650)	(6%)
Martin Street Plaza	651,148	623,160	(27,988)	(4%)
Peachtree Road Highrise	1,455,113	1,389,529	(65,584)	(5%)
Piedmont Road Highrise	1,489,397	1,350,345	(139,052)	(9%)
Westminster	294,836	279,132	(15,704)	(5%)
Total AHA-Owned Residential Communities	14,920,501	14,735,198	(185,303) A	(1%)
Other AHA Properties				
AHA Headquarters Building	1,136,032	1,170,053	34,021	3%
Zell Miller Center	173,279	115,224	(58,055)	(34%)
PILOT and Other AHA Land	986,492	1,091,501	98,097	10%
Total Other AHA Properties	2,295,802	2,376,778	74,064	3%
Total	\$ 17,216,303	\$ 17,111,976	\$ (111,239)	(1%)

Significant Variance Explanations:

A - Total AHA-Owned Residential Communities operating expenses are less than Revised Budget primarily due to savings as a result of efforts to reduce administrative and maintenance costs in anticipation of revitalization of the properties, as well as lower than anticipated utility costs due to milder weather.

Schedule VII
Capital Expenditures for AHA-Owned Residential Communities &
AHA Headquarters
FY 2016 Actual vs. Revised Budget
for the Twelve Months Ended June 30, 2016

Description	Annual Revised Budget	YTD Actual	Actual Over (Under) Revised Budget		
AHA-Owned Residential Communities					
Barge Road Highrise	\$ 294,000	\$ 288,856	\$ (5,144)	(2%)	
Cheshire Bridge Road Highrise	114,000	68,017	(45,983)	(40%)	
Cosby Spear Highrise	29,770	17,039	(12,731)	(43%)	
East Lake Highrise	114,138	46,495	(67,643)	(59%)	
Georgia Avenue Highrise	241,544	232,227	(9,317)	(4%)	
Hightower Manor Highrise	45,092	89,915	44,823	99%	
Juniper and Tenth Highrise *	12,000	8,992	(3,008)	(25%)	
Marian Road Highrise	24,000	15,575	(8,425)	(35%)	
Marietta Road Highrise	204,000	207,565	3,565	2%	
Martin Street Plaza	138,042	35,376	(102,666)	(74%)	
Peachtree Road Highrise	134,000	128,480	(5,520)	(4%)	
Piedmont Road Highrise *	-	-	-		
Westminster	201,862	118,896	(82,966)	(41%)	
Total AHA-Owned Residential Communities	1,552,448	1,257,433	(295,015) A	(19%)	
AHA Headquarters					
Technology Investments	303,080	111,511	(191,569) B	(63%)	
Vehicle Fleet	-	116,744	116,744 C		
Total AHA Headquarters	303,080	228,255	(74,825)	(25%)	
Total	\$ 1,855,528	\$ 1,485,688	\$ (369,840)	(20%)	

* Communities targeted for conversion from Section 9 to Section 8 under the Rental Assistance Demonstration (RAD) program in FY 2016. While HUD's approval was received for Juniper and Tenth Highrise, AHA is still awaiting the approval for Piedmont Road Highrise.

Significant Variance Explanations:

A - Total AHA-Owned Residential Communities is less than Revised Budget primarily due to many of the capital projects being recorded to Extraordinary Maintenance. The majority of the projects assigned to the PMDs were completed during the fiscal year.

B - Technology Investments is less than Revised Budget primarily due to the deferral until FY 2017 of several projects including the Knowledge Lake Advanced Capture project and the Lobby Kiosk project.

C - Vehicle Fleet is greater than Revised Budget due to the unbudgeted purchase of five new vehicles for the AHA fleet based on an evaluation that it was in AHA's best interest to replace its old and high mileage fleet with new vehicles.

Schedule VIII
Development and Revitalization
FY 2016 Actual vs. Revised Budget
for the Twelve Months Ended June 30, 2016

Description	Annual Revised Budget	YTD Actual	Actual Over (Under) Revised Budget	
Demolition and Remediation	\$ 532,667	\$ 537,544	\$ 4,877	1%
Property Acquisitions	1,000,000	-	(1,000,000) A	(100%)
Predevelopment Loans	1,368,789	941,972	(426,817) B	(31%)
Developer Loan Draws	375,000	-	(375,000) C	(100%)
Extraordinary Maintenance	12,000	-	(12,000)	(100%)
Site Improvements	10,000	-	(10,000)	(100%)
Homeownership Down Payment Assistance	2,728,300	1,784,733	(943,567) D	(35%)
Non Residential Structures	1,500,000	69,816	(1,430,184) E	(95%)
Public Improvements	12,515,032	8,132,191	(4,382,841) F	(35%)
Consulting and Professional Services	1,799,246	668,932	(1,130,314) G	(63%)
Outside Legal Counsel	20,000	17,189	(2,811)	(14%)
Tenant Services Staffing	497,648	322,608	(175,040) H	(35%)
Meeting Expenses	63,056	19,265	(43,791)	(69%)
Modular Office Expenses	352,098	324,294	(27,804)	(8%)
Urban Farming	40,000	-	(40,000)	(100%)
Micro-Grants and Cash Donations	-	200	200	
Relocation (Opt Out Payments)	-	43,200	43,200	
Other Misc. Admin Expenses	8,292	12,934	4,642	56%
Total Development and Revitalization Expenditures	\$ 22,822,128	\$ 12,874,879	\$ (9,947,249)	(44%)
Sources of Funds				
Replacement Housing Factor (RHF) Grants	\$ 5,068,626	\$ 3,372,595	\$ (1,696,031)	(33%)
Choice Neighborhoods Implementation Grant	2,189,681	440,784	(1,748,897)	(80%)
Drawdown of Program Income and Other Funds	7,400,190	4,835,311	(2,564,879)	(35%)
Public Improvement Funds Provided by the City of Atlanta and Other City Agencies	1,884,441	449,711	(1,434,730)	(76%)
MTW Funds used for Revitalization	6,279,190	3,776,478	(2,502,712)	(40%)
Total Sources of Funds	\$ 22,822,128	\$ 12,874,879	\$ (9,947,249) I	(44%)

Significant Variance Explanations are provided on the following page.

Schedule VIII

Development and Revitalization

FY 2016 Actual vs. Revised Budget

for the Twelve Months Ended June 30, 2016

Significant Variance Explanations:

A - Property Acquisitions is less than Revised Budget primarily due to a delay in identifying parcels for assemblage for the off-site rental phase of Choice Neighborhoods.

B - Predevelopment Loans is less than Revised Budget primarily due to: (1) **Piedmont Road** - AHA is waiting on the CHAP from HUD RAD. Design is delayed due to determination of whether to wait on CHAP or proceed with Reformulation and the determination of the timeline for the project once the strategy is known; (2) **Peachtree Road** - because HUD has reached the cap of units to be converted through RAD, Michaels has delayed further planning until AHA is able to move forward with Piedmont first; (3) **Juniper and 10th** - Relocation began later than anticipated which resulted in lower expenses for FY 2016. The budget forecasted that relocation would begin on May 1, 2016, but HUD did not provide approval to begin relocation until June 10, 2016. All of Juniper's residents should be relocated by September 30, 2016; and (4) **Choice Neighborhoods** - Less than projected was loaned for Ashley I at Scholars Landing due to the delay awaiting the tax credit application.

C - Developer Loan Draws is less than Revised Budget pending CHAP approval from HUD for Piedmont Road RAD conversion.

D - Homeownership Down Payment Assistance is less than Revised Budget due to an increase in budget at mid-year than could be expended in the last six months. The DPA Program exhausted 100% of its budget during the first quarter of the fiscal year which caused the program to be put on hold for several months. Once additional funding was approved, AHA used the third quarter of the fiscal year primarily to market and restart the program resulting in fewer closings than anticipated.

E - Non Residential Structures is less than Revised Budget due to the requirement to rezone the Roosevelt Building property. AHA expects to spend the \$1.4 million balance in FY 2017.

F -Public Improvements is less than Revised Budget primarily due to: (1) **West Highlands** - work was slowed down pending resolution of change order requests related to rock blasting and removal, and costs for public improvements at 12 vacant lots that were budgeted at West Highlands will now be assumed by the Developer resulting in a cost savings of \$500,000; (2) **Centennial Place Phase 5B** is delayed due to the developer not beginning construction until an investor is secured and site plans are finalized in FY 2017; and (3) **University - Phase III** (Oasis and Veranda) work had a cost savings of \$257,216 and **Phase IV** (north side of Fair Street) work was delayed while finalizing the design plan.

G - Consulting and Professional Services is less than Revised Budget primarily due to: (1) **Choice Neighborhoods** - delay in negotiating and executing the sub-grant agreements with service providers; (2) **Capitol and West Highlands** - delay in finalizing updated site plans; (3) **Auburn Pointe** - delay in completion of master plan pending the donation, executed on June 30, 2016, of Antoine Graves Annex land to the City of Atlanta for construction of a natatorium; (4) **CollegeTown** - delay of master planning until FY 2017 pending completion of Westside Land Use Plan in fall of 2016; (5) **RAD Revitalizations** - approvals have not been issued by HUD for several AHA RAD deals, delaying execution of related contracts; and (6) **Other Developments** - Herndon Homes master planning was delayed pending the selection of a developer partner, which has now been selected; and several other initiatives were delayed pending briefing of AHA's Real Estate Strategic Plan to the Board of Commissioners.

H - Tenant Services Staffing is less than Revised Budget due to the timing of hiring Choice Neighborhoods staff later in the fiscal year as well as a vacant position that has not been filled.

I - Total Sources of Funds is less than Revised Budget due to the delays and changes in construction as addressed above.

**Appendix F: Modernization and Non-Operating Expenditures
(AHA-Owned Residential Communities)**

Property	Project Description	Budget 7/1/2015	Budget 06/30/2016	Paid Through 06/30/2016
Barge Road Highrise	Barge Road Chiller	90,000	106,035	106,035
	Barge Road Boiler Vent Upgrades	50,000	28,201	28,201
	Barge Road Trash Compactor	27,000	17,966	17,966
	Elevator Access Control	16,000	0.00	0.00
	Barge Road Cooling Tower	0.00	37,447	37,447
	Barge Road Roof	0.00	107,460	107,460
Barge Road Highrise Total		\$183,000	\$297,109	\$297,109
Cheshire Bridge Road Highrise	Access Control	0.00	4,366	4,248
	Cheshire Bridge Corridor Design	0.00	1,238	1,204
	Cheshire Bridge Replace Fire Doors	0.00	44,966	44,966
Cheshire Bridge Road Highrise Total		\$0.00	\$50,570	\$50,418
Cosby Spear Highrise	Cosby Spear Elevator Repair	0.00	10,712	10,712
	Multi-Site Asphalt Repair	0.00	13,359	13,359
Cosby Spear Highrise Total		\$0.00	\$24,071	\$24,071
East Lake Highrise	Elevator Door Operator	115,000	0.00	0.00
	Trash Compactor and Dumpster Caddie	45,000	32,358	31,467
	East Lake Maintenance Building Repairs	0.00	5,995	5,830
	East Lake Roof and Window Sealing	0.00	29,827	29,006
	East Lake Trash Chute Design	0.00	1,544	1,496
	Multi-Site Security Camera Upgrade	0.00	9,580	9,316
East Lake Highrise Total		\$160,000	\$79,304	\$77,115
Georgia Avenue Highrise	HVAC Systems	75,000	58,300	58,300
	Replace Apartment Window Seals	75,000	91,323	91,323
	Access Control	0.00	4,366	4,366
	Georgia Avenue Fire and Jockey Pump Replacement	0.00	40,511	39,406
	Georgia Avenue Drywall Repair and Painting	0.00	6,974	6,974
	Replace Nurse Pull Cord System	0.00	48,121	48,121
Georgia Avenue Highrise Total		\$150,000	\$249,595	\$248,490
Hightower Manor	Trash Compactor and Dumpster Caddie	7,000	7,405	7,069
	Hightower Bathroom Heater/Fan (23)	0.00	6,071	5,904
	Hightower Fire Panel Replacement	0.00	15,587	15,158
	Hightower Lobby Floor Design	0.00	1,635	1,590
	Hightower Lobby Floor Replacement	0.00	19,987	19,437
	Multi-Site Asphalt Repair	0.00	6,028	6,028
	Multi-Site Security Camera Upgrade	0.00	26,058	25,340
	Vehicle Gate Replacement	0.00	6,794	6,607
Hightower Manor Total		\$7,000	\$89,565	\$87,133
Juniper and Tenth Highrise	Trash Compactor and Dumpster Caddie	7,000	7,405	7,069
	Multi-Site Asphalt Repair	0.00	1,741	1,741
Juniper and Tenth Highrise Total		\$7,000	\$9,146	\$8,810
Marian Road Highrise	Access Control	0.00	8,800	8,800
	Marain Road Emergency Fire - Fire System 2	0.00	4,489	4,367
	Marian Road Emergency Fire - Fire System	0.00	1,216	1,216
	Marian Road Emergency Fire - Units	0.00	8,101	7,881
	Marian Road Emergency Fire - Pressure Washing	0.00	2,090	2,090
	Marian Road Camera Replacement -Fire	0.00	1,835	1,835
	Marian Road Emergency Fire - Painting	0.00	3,582	3,582
	Marian Road Emergency Fire - Garage	0.00	243,388	71,236
Marian Road Highrise Total		\$0.00	\$273,501	\$101,007

**Appendix F: Modernization and Non-Operating Expenditures
(AHA-Owned Residential Communities)**

Property	Project Description	Budget 7/1/2015	Budget 06/30/2016	Paid Through 06/30/2016
Marietta Road Highrise	Marietta Road Chiller	65,000	106,035	106,035
	Elevator Access Control	16,000	0.00	0.00
	Front Door Installation	10,000	0.00	0.00
	Marietta Road Roof	0.00	107,460	107,460
Marietta Road Highrise Total		\$91,000	\$213,495	\$213,495
Martin Street Plaza	HVAC Systems	75,000	36,850	36,850
	Jetting and Repair Sanitary Sewer	20,000	17,078	17,078
	Bathrooms Upgrade	65,000	0.00	0.00
	Carpet Replacement	30,000	0.00	0.00
	Martin Street Fire Restoration	0.00	22,804	22,804
	Martin Street Emergency Plumbing	0.00	8,415	8,415
Martin Street Plaza Total		\$190,000	\$85,147	\$85,147
Peachtree Road Highrise	Elevator Access Control	17,000	0.00	0.00
	PTAC Replacement	25,000	0.00	0.00
	Roof Repairs / Restoration	85,000	125,820	125,820
Peachtree Road Highrise Total		\$127,000	\$125,820	\$125,820
Piedmont Road Highrise	Property Pending Rehabilitation	0.00	0.00	0.00
Piedmont Road Highrise Total		\$0.00	\$0.00	\$0.00
Westminster Apartments	Carpet Replacement	30,000	0.00	0.00
	Access Control	0.00	5,256	5,256
	Upgrade Bathrooms	0.00	15,602	15,602
	Westminster HVAC Improvements	0.00	48,150	48,141
	Westminster HVAC Improvements - Phase 2	0.00	56,170	56,170
	Westminster Security Upgrade	0.00	13,529	13,529
Westminster Apartments Total		\$30,000	\$138,707	\$138,698
Contingency	FY2016 Contingency	55,000	11,711	0.00
Total Contingency		\$55,000	\$11,711	\$0.00
Grand Total		\$1,000,000	\$1,647,741	\$1,457,313

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		PHA Name: The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P006501-12 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2012 FFY of Grant Approval: 2012	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost Revised²	Obligated	Total Actual Cost¹ Expended		
1	Total non-CFF Funds						
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration	\$4,667,238	\$4,667,238	\$4,667,238	\$4,667,238		
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2012 FFY of Grant Approval: 2012	
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No GA06P006501-12 Replacement Housing Factor Grant No:		
Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$4,667,238	\$4,667,238
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Joy Fitzgerald, President and CEO		Date	
		8/14/14	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		Grant Type and Number		FFY of Grant: 2013	
PHA Name: The Housing Authority of the City of Atlanta, Georgia		Capital Fund Program Grant No: GA06P006501-13 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2013	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016					
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Total Estimated Cost	Obligated	Total Actual Cost ¹
			Revised ²		Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	\$3,885,905		\$3,885,905	\$500,000
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2013	
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P006501-13 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2013	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$3,885,905	\$500,000
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Joy Fitzgerald, President and CEO		Date	
		8/16/14	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: GA06P006501-14 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2014 FFY of Grant Approval: 2014	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:)	
Line	Summary by Development Account	Original	Revised²	Obligated	Total Actual Cost¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	\$4,665,921		\$4,665,921	\$752,544.13
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		FFY of Grant: 2013 2014 FFY of Grant Approval: 2014	
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P006501-14 Replacement Housing Factor Grant No:		
Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Original	Total Actual Cost ¹ Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$4,665,921	\$4,665,921
21	Amount of line 20 Related to LBP Activities		\$752,544.13
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director Joy Fitzgerald, President and CEO		Signature of Public Housing Director	Date 8/14/12

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: GA06P006501-15 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2015 FFY of Grant Approval: 2015	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:)	
Line	Summary by Development Account	Original	Revised²	Obligated	Total Actual Cost¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	\$5,427,060		\$0	\$0
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2015	
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P006501-15 Replacement Housing Factor Grant No:	FFY of Grant Approval: 2015	
Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$5,427,060	\$0
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Joy Fitzgerald, President and CEO		Date: 8/16/13	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary				FFY of Grant: 2016 FFY of Grant Approval: 2016	
PHA Name: The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P006501-16 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report			
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	\$6,135,319		\$0	\$0
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary		FFY of Grant: 2016 FFY of Grant Approval: 2016	
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P006501-16 Replacement Housing Factor Grant No:		
Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$6,135,319	\$0
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Joy Fitzgerald, President and CEO			
Date		Date	
8/14/13			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2012	
PHA Name: The Housing Authority of the City of Atlanta, Georgia		FFY of Grant Approval: 2012	
Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-12 Date of CFFP:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised²
1	Total non-CFFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration	\$ 6,618,731	\$ 6,618,731
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		
		Total Actual Cost ¹	Expended

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		FFY of Grant: 2012 FFY of Grant Approval: 2012	
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-12 Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$ 6,618,731	\$ 6,618,731
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Joy Fitzgerald, President and CEO		Date	
		8/16/16	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2013 FFY of Grant Approval: 2013	
PHA Name: The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-13 Date of CFFP:	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²
1	Total non-CFP Funds		Obligated
2	1406 Operations (may not exceed 20% of line 21) ³		Total Actual Cost ¹ Expended
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration	\$5,803,172	\$575,483.08
16	1495.1 Relocation Costs		\$575,483.08
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		FFY of Grant: 2013 FFY of Grant Approval: 2013	
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-13 Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$5,803,172	\$575,483.08
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Joy Fitzgerald, President and CEO		Date	
		8/16/16	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAS with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2014 FFY of Grant Approval: 2014	
PHA Name: The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-14 Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost Revised ² Obligated Total Actual Cost ¹ Expended
1	Total non-CFF Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration	\$5,536,616	\$0
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2014 FFY of Grant Approval: 2014	
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-14 Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$5,536,616	\$0
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Joy Fitzgerald, President and CEO		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2015 FFY of Grant Approval: 2015	
PHA Name: The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06R006501-15 Replacement Housing Factor Grant No: GA06R006501-15 Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Original	Total Actual Cost Revised ² Obligated Expended
1	Total non-CFFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration	\$5,121,340	\$0
16	1495.1 Relocation Costs		\$0
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2015 FFY of Grant Approval: 2015	
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-15 Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$5,121,340	\$0
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Joy Fitzgerald, President and CEO		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-16 Date of CFPP:		FFY of Grant: 2016 FFY of Grant Approval: 2016	
PHA Name: The Housing Authority of the City of Atlanta, Georgia					
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
Summary by Development Account		Total Estimated Cost		Total Actual Cost¹	
Line		Original	Revised²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	\$5,121,340		\$0	\$0
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		FFY of Grant: 2016 FFY of Grant Approval: 2016	
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006501-16 Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$4,558,498	\$0
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Joy Fitzgerald, President and CEO			
		Date	Date
		8/16/14	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-12 Date of CFFP:		FFY of Grant: 2012 FFY of Grant Approval: 2012	
PHA Name: The Housing Authority of the City of Atlanta, Georgia					
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised²	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	\$ 1,429,204		\$ 1,429,204	\$ 1,429,204
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		FFY of Grant: 2012 FFY of Grant Approval: 2012			
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-12 Date of CFFP:				
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
		Original			Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$ 1,429,204		\$ 1,429,204	\$ 1,429,204
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
Joy Fitzgerald, President and CEO		8/14/14			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

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² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2013 FFY of Grant Approval: 2013	
PHA Name: The Housing Authority of the City of Atlanta, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06R0006502-13 Replacement Housing Factor Grant No: GA06R0006502-13 Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated Revised² Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration	\$ 2,672,813	\$0
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.
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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary		FFY of Grant: 2013 FFY of Grant Approval: 2013	
PIA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-13 Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 2,672,813	\$0
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Joy Fitzgerald, President and CEO		Date: 8/16/14	

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-14 Date of CFFP:		FFY of Grant: 2014 FFY of Grant Approval: 2014	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/20156		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
Summary by Development Account		Total Estimated Cost		Total Actual Cost¹	
Line		Original	Revised²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	2,	\$2,629,657		\$0	\$0
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary				FFY of Grant: 2014 FFY of Grant Approval: 2014	
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R0006502-14 Date of CFFP:				
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
		Original			Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,629,657		\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Joy Fitzgerald, President and CEO		Signature of Public Housing Director		Date 8/16/14	

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-15 Date of CFFP:		FFY of Grant: 2015 FFY of Grant Approval: 2015	
PHA Name: The Housing Authority of the City of Atlanta, Georgia					
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	\$1,651,700		\$0	\$0
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

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Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		FFY of Grant: 2015 FFY of Grant Approval: 2015	
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-15 Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Original	Total Actual Cost ¹ Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
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20	Amount of Annual Grant: (sum of lines 2 - 19)	\$1,651,700	\$0
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Signature of Executive Director		Date	Signature of Public Housing Director
Joy Fitzgerald, President and CEO		8/16/14	

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Part I: Summary		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-16 Date of CFFP:		FFY of Grant: 2016 FFY of Grant Approval: 2016	
PHA Name: The Housing Authority of the City of Atlanta, Georgia					
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	\$1,713,869		\$0	\$0
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		FFY of Grant: 2016 FFY of Grant Approval: 2016	
PHA Name: The Housing Authority of the City of Atlanta, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R006502-16 Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2016		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
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Signature of Executive Director		Signature of Public Housing Director	
Joy Fitzgerald, President and CEO		Date	
		8/14/14	

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Appendix F: Housing Choice Vouchers Authorized as of June 30, 2016

Number of MTW HCV authorized at the end of FY 2016

As of June 30, 2016, AHA had 19,069 MTW Housing Choice Vouchers (HCV) authorized, which is the same as on June 30, 2015.

Number of Non-MTW HCV authorized at the end of FY 2016

As of June 30, 2016, AHA had 765 non-MTW vouchers, which includes 30 Veterans Affairs Supportive Housing (VASH) vouchers awarded to AHA during FY 2016 and became effective July 1, 2015.

Permanent Non-MTW Vouchers: As of June 30, 2016, AHA had 765 non-MTW vouchers that will not be converted to MTW vouchers. This includes 300 Family Unification Program (FUP) vouchers, 175 1-Year Mainstream vouchers, 50 5-year Mainstream Vouchers, and 240 VASH vouchers.

Table 1. Housing Choice Vouchers Authorized⁽¹⁾

Housing Choice Vouchers	6/30/2015	6/30/2016	Change	% Change
MTW Vouchers	19,069	19,069	-	0%
Non-MTW Vouchers:				
<i>Permanent Non-MTW Vouchers</i>	735	765	30	4%
<i>Tenant Protection Vouchers</i>	-	-	-	0%
Total Non-MTW Vouchers	735	765	30	4%
TOTAL VOUCHERS	19,804	19,834	0	0.2%

⁽¹⁾ AHA was awarded 30 additional VASH vouchers which became effective on July 1, 2016 and are not included in the figures.

Local Asset Management Program

Background and Introduction

The Amended and Restated Moving to Work Agreement, effective as of November 13, 2008, as further amended by the Second Amendment to the Moving to Work Agreement, effective as of January 16, 2009 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, each mixed-income, mixed-financed (MIMF) rental community 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 or 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 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 voucher and AHA PBRA 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 MIMF properties,
10. AHA costs associated with managing AHA-owned properties, PBRA, Housing Choice Homeownership vouchers, MIMF properties 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 paid using MTW Single Fund
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 using non-MTW funds:

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).

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, 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	<ul style="list-style-type: none"> • Number of properties managed • Active revitalizations • Number of properties and developments supported
Housing Choice Voucher Program	<ul style="list-style-type: none"> • Leased vouchers
Inspection Services	<ul style="list-style-type: none"> • Number of inspections
Human Development Services	<ul style="list-style-type: none"> • Families served

AHA Fee for Service

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 9% of total direct costs.

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 the CFDA number. HUD defined its cost objective at the property level which fails to recognize the overall effort required to deliver the housing resources to Low Income families under the MTW Program. Because the cost objectives are defined differently, direct and indirect costs are defined based on the cost objectives identified in this Local Asset Management Program.

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Comprehensive Annual Financial Report and Independent Auditors' Report



For the fiscal years ended
June 30, 2015 and 2014

The Housing Authority of the City of
Atlanta, Georgia

**COMPREHENSIVE ANNUAL FINANCIAL REPORT AND
INDEPENDENT AUDITORS' REPORT**

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

For the fiscal years ended June 30, 2015 and 2014

Issued by the Department of Finance, Atlanta Housing Authority

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TABLE OF CONTENTS

	Page
Introductory Section	
Letter of Transmittal	3
AHA's Board of Commissioners	12
AHA's Organizational Structure	13
Financial Section	
Independent Auditors' Report	17
Management's Discussion and Analysis	21
Overview of Financial Statements	21
FY 2015 Operation Highlights	22
FY 2015 Financial Highlights	27
Financial Analysis	28
Economic Factors	41
Recent Accounting Pronouncements	42
Contacting AHA's Financial Management	43
Financial Statements	
Statements of Net Position	46
Statements of Revenues, Expenses and Changes in Net Position	48
Statements of Cash Flows	49
Notes to the Financial Statements	
Note A — Organization and Nature of Operations	53
Note B — Summary of Significant Accounting Policies	56
Note C — Cash and Cash Equivalents	62
Note D — Receivables	63
Note E — Investments, Restricted	63
Note F — Related-Party Development and Other Loans, Development Receivables and Investments in Partnerships	63
Note G — Other Related-Party Transactions	65
Note H — Capital Assets	66
Note I — Other Non-Current Assets	67
Note J — Accrued Liabilities	67
Note K — Other Current Liabilities	68
Note L — Long-Term Debt	68
Note M — Other Non-Current Liabilities	69
Note N — Insurance, Claims and Litigation	70
Note O — Contingencies and Uncertainties	70
Note P — Defined Benefit Pension Plan	71
Note Q — Deferred Compensation and Defined Contribution Plans	75
Note R — Leases	76
Note S — Conduit Debt	77
Note T — Net Position	77
Note U — Recent Accounting Pronouncements	78
Note V — Subsequent Events	79

TABLE OF CONTENTS (continued)

	Page
Required Supplementary Information	
Schedule of Changes in Net Pension Liability and Related Ratios	83
Schedule of Pension Plan Contributions	84
Other Supplementary Information	
Financial Data Schedule of Combining Program Net Position, FY 2015	86
Financial Data Schedule of Combining Program Revenues, Expenses and Changes in Net Position, FY 2015	88
Notes to Financial Data Schedules:	
Note A — Basis of Presentation	90
Note B — Combining Schedules of Blended Component Units	92
Schedule of Related-Party Loans and Fees Receivable, FY 2015	93
Schedule of Related-Party Loans and Fees Receivable, FY 2014	94
Schedule of Related-Party Transactions, FY 2015	95
Schedule of Related-Party Transactions, FY 2014	96
Schedule of HUD-Funded Grants	97
Schedules of CFP and RHF Program Completion Costs and Advances Program Certification:	
GA06P006501-11	98
GA06R006502-11	99

INTRODUCTORY SECTION

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November 16, 2015

Members of the Board of Commissioners
The Housing Authority of the City of Atlanta, Georgia

Introduction

We are pleased to present The Housing Authority of the City of Atlanta, Georgia (referred to as AHA or the Authority) Comprehensive Annual Financial Report (CAFR) for the fiscal years ended June 30, 2015 and June 30, 2014. This report was prepared by the Authority's Finance staff and the Authority's financial statements included in this CAFR were audited by the public accounting firm CohnReznick. The Independent Auditors' Report of CohnReznick is presented as the first component of the Financial Section on page 17.

The independent audit of the financial statements of the Authority is part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require an independent auditor to report not only on the fair presentation of the financial statements, but also on the Authority's internal controls and compliance with federal program requirements.

The data presented in this report is the responsibility of the management of the Authority. To the best of our knowledge and belief, the information as presented is accurate in all material respects, is presented in a manner designed to fairly state the financial position and the results of operations of the Authority, and includes all necessary disclosures to enable the reader to gain a thorough understanding of the Authority's financial affairs. To provide a reasonable basis for making these representations, management of the Authority has established internal controls that are designed to protect its assets and the integrity of its operations, and to obtain reasonable, rather than absolute, assurance that the Authority's financial statements are free of any material misstatements, and presented in conformity with generally accepted accounting principles (GAAP) as promulgated by the Governmental Accounting Standards Board (GASB).

During the fiscal year, the Authority changed its accounting policy for its defined benefit pension plan to adopt GASB 68 accounting standard whereby the net pension liability and any related unrecognized experience gain and loss are included in the financial statements. Therefore, amounts previously reported in the Authority's FY 2014 financial statements under a cash basis were restated to give effect to the new pension plan accounting standard. See Note B.1 of the Notes to the Financial Statements on page 56 for the impact of the change on FY 2014 financial statements.

For a complete overview and analysis of the Authority's financial position and results of operations, please review the Management's Discussion and Analysis (MD&A) found immediately following the report of the independent public accountants, in tandem with this transmittal letter. We invite the public to review AHA's CAFR on its website at www.atlantahousing.org.

Profile of the Authority

Independent Public Jurisdiction: AHA is a public body corporate and politic created by the City of Atlanta in 1938 pursuant to the Housing Authorities Laws of the State of Georgia. AHA has broad corporate powers including, but not limited to, the power to acquire, manage, own, operate, develop and renovate housing; invest and lend money; create for-profit and not-for-profit entities; administer Housing Choice vouchers; issue bonds for affordable housing purposes; and acquire, own and develop commercial, retail and market-rate properties that benefit affordable housing.

AHA has created affiliate entities to implement and execute a number of the Authority's program activities and initiatives. The financial statements of these affiliates are included in AHA's financial statements as blended component units. AHA has one affiliate that is not a component unit, but is considered a related entity. Therefore, the financial activities for this entity have been excluded from the Authority's financial statements (see Note A of the Notes to the Financial Statements for further details).

Moving To Work (MTW) Housing Authority: AHA is one of the 39 housing authorities (out of more than 3,400 in the country) designated as a Moving To Work (MTW) housing authority. An MTW agency is one that is part of a demonstration created in the 1996 Congressional appropriation for the Department of Housing and Urban Development (HUD). MTW agencies have three statutory objectives:

1. Reduce costs and achieve greater cost effectiveness in federal expenditures.
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. Increase housing choices for low-income families.

Having moved from "troubled agency" status in 1994 to "high performer" status in 1999 and sustaining that status thereafter, AHA applied for and received the MTW designation in 2001. After extensive negotiations with HUD, AHA executed its MTW Agreement with HUD on September 23, 2003, effective as of July 1, 2003. Later, AHA was able to retain the unique provisions under its original agreement when it negotiated and executed a 10-year extension of this agreement effective November 13, 2008, and further amended it on January 16, 2009, which extended the MTW Agreement until June 30, 2018. AHA's MTW Agreement, unlike the other 38 MTW Agencies, allows more program flexibilities and may be automatically extended for additional 10-year periods, subject to HUD's approval and AHA meeting certain agreed-upon conditions.

AHA's MTW Agreement provides substantial statutory and regulatory relief under the U.S. Housing Act of 1937, as amended. AHA's program design for implementing its MTW Agreement is reflected in AHA's multi-year Business Plan, which was prepared leveraging the statutory and regulatory relief under its MTW Agreement and the guiding principles, the lessons learned and best practices from AHA's Revitalization Program. Under its MTW Agreement, AHA has the flexibility to develop policies and procedures that differ from those prescribed in regulations implementing Section 8 and 9 of the Housing Act of 1937. It provides also the flexibility to innovate and create new programs, and to create and implement local solutions to address local challenges in providing affordable housing opportunities to eligible low-income households in Atlanta. The success that AHA has achieved as an innovator, fulfilling the promise of the MTW program envisioned by Congress, is apparent in a review of AHA's many initiatives. For more details, see the MTW Innovations and Policies section of AHA's MTW 2015 Annual Report.

While statutory and regulatory flexibility are foundational elements of the MTW Program, the Single Fund authority is essential to AHA's financial viability. AHA's MTW Agreement permits AHA to combine its Housing Choice Voucher funds, Public Housing Operating Subsidy and Capital Fund Program grants into an MTW Single Fund which may be used for MTW-eligible activities set forth in AHA's Annual Plan and that best meet local low-income housing needs. The funding flexibility provided AHA under the MTW Agreement is essential to AHA's continued success and long-term financial viability.

Governing Body and Strategic Guidance: The governing body of AHA is its Board of Commissioners (the Board), which is comprised of seven members, including two resident members, appointed by the Mayor of the City of Atlanta. The Board of Commissioners appoints the President and Chief Executive Officer to administer the affairs of the Authority, including hiring the staff of the Authority. AHA is not considered a component unit of the City of Atlanta and, as a result, AHA's financial statements are not included in the City's financial statements.

The Board provides strategic guidance and oversight of AHA's operations. AHA's programs and actions are further guided by its Business Plan, as modified, refined and updated by its Annual Implementation Plans, which are approved by the Board. The underpinnings for the Business Plan are AHA's Vision and Mission statements:

Our Vision: "Healthy Mixed-Income Communities; Healthy Self-Sufficient Families."

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

AHA's business model positions 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.

Economic Viability — Maximize AHA's financial soundness and viability to ensure sustainability.

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 real estate market principles.
5. Support AHA-assisted families with strategies and programs that help them achieve their life goals, focusing on self-sufficiency and educational advancement of the children with expectations and standards for personal responsibility benchmarked for success.

In addition to these strategic directions, and creatively using the tools and flexibility afforded by its MTW Agreement to implement housing policy reforms across all programs, during FY 2015 AHA focused on the following three priorities as articulated in its FY 2015 MTW Annual Implementation Plan:

1. Advance AHA's Real Estate Initiatives with the goal of facilitating opportunity-rich housing in healthy mixed-income communities;
2. Advance AHA's Human Development Initiatives with the goal of building healthy self-sufficient families through lifelong learning, workforce participation, wealth-building and "Aging Well" initiatives; and
3. Advance AHA's Business Transformation Initiative, including the integrated Enterprise Resource Planning (ERP) solution, enhanced capabilities and an improved customer experience.

Housing Profile: AHA chartered a new course and embarked on an important and ambitious mission: to transform its delivery of affordable housing by ending the practice of concentrating low-income families and by abandoning the traditional 100 percent public housing model through implementation of a comprehensive and strategic revitalization program (Revitalization Program). Under AHA's Revitalization Program, public-housing-assisted households were relocated to housing of their choice, primarily to private housing (using tenant-based Housing Choice vouchers). After relocation, distressed and obsolete housing projects were demolished, and the sites remediated and prepared for development. Through partnerships with excellent private-sector developers, market-rate-quality, mixed-use, mixed-income communities continue to be developed using public and private resources. AHA's Revitalization Program is designed to intentionally de-concentrate poverty and create communities of choice, where Atlanta's families from every socio-economic status can live, learn, work and play as they pursue their version of the American dream.

As of June 30, 2010, AHA successfully completed the relocation of all affected public-housing-assisted households and, by December 31, 2010, AHA had completed the demolition of these 12 remaining properties. With the completion of the relocation and demolition phases, AHA no longer owns or operates any large-family public housing projects, thereby ending the era of warehousing low-income households in distressed and obsolete developments in isolated and depressed areas.

As a result of the above-described strategic initiatives and leveraging more than \$300 million in HOPE VI, other public housing development funds and MTW funds, which resulted in a total financial investment and economic impact of more than \$2 billion, AHA's portfolio of housing opportunities has changed dramatically since 1995. In 1994, AHA owned and operated 14,300 public-housing-assisted units in 43 conventional public housing projects and administered approximately 4,500 certificates and

vouchers. As of June 30, 2015, AHA's housing profile and operating activities have evolved into the following:

- Public-housing-assisted communities (11 senior high-rise buildings and two small-family developments) owned and operated through professional property management firms, with 1,942 housing units, all of which are well-located in economically integrated neighborhoods (referred to as AHA-Owned Residential Communities);
- Operating subsidy for 2,221 Annual Contribution Contract (ACC) (HUD-subsidized) units in 16 AHA-Sponsored mixed-income, mixed-finance (MIMF) rental communities owned and operated by related public/private owner entities;
- Tenant-based Housing Choice rental assistance for 9,542 units owned and operated by private property owners;
- Project Based Rental Assistance (PBRA) for 1,748 units in six of the MIMF rental communities owned and operated by related public/private owner entities;
- Rental assistance for 3,244 PBRA-assisted units in other mixed-income and Supportive Housing communities owned and operated by unrelated private owners;
- Mortgage assistance to 37 participants, who used their Section 8 tenant-based Housing Choice vouchers for homeownership; and
- Down payment assistance to a total of 384 first-time home buyers since inception of the program.

The implementation of these initiatives has also changed the mix of AHA's revenue from HUD from being primarily comprised of Section 9 Public Housing operating funds and capital funds in 1995 to being primarily comprised of Section 8 Housing Choice Voucher funds in FY 2015. During FY 2015, approximately 85% of AHA's revenue from HUD was attributable to Section 8 Housing Choice Voucher funds.

Moreover, as a result of the strategic Revitalization Program and other initiatives, and the shift from a primarily Section 9 Public Housing funds platform to a Section 8 Housing Choice Voucher funds platform, AHA's operations are more stable and its financial position is stronger.

In addition, AHA is one of the 11 founding member organizations of National Housing Compliance, Inc. (NHC), a Georgia not-for-profit 501(c)(4) corporation that performs 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. As a member, AHA received unrestricted contributions from NHC activities in Illinois and Georgia which are included in AHA's financial statements as operating revenue.

Budget Process and Monitoring: The annual budget for the Authority is prepared with significant involvement from the CEO and the executive staff, and the support and analysis of AHA Budget and Analytics staff. At the front-end of the budget process, the CEO and executive staff establish the key areas of focus for the coming year based on the MTW Business Plan.

On an annual basis, the Board approves the Authority's Comprehensive Operating and Capital Budget after the CEO has presented both the annual MTW Business Plan and the Authority's proposed budget for public review and comment. Throughout the fiscal year, the Board-approved budget becomes the primary management tool to plan, control and evaluate spending for major activities and programs. Monthly actual-to-budget performance reports are reviewed by the Budget and Analytics staff and the Authority's departments. Quarterly actual-to-budget reviews are conducted at the management and executive levels, and budget revisions and actions to address variances against budget, as needed, are taken to ensure appropriate budget control. A quarterly report is also submitted to the Board with a complete analysis and explanations of significant actual-to-budget variances.

Economic Conditions and Financial Outlook

Like every other major metropolitan area in the United States, metropolitan-Atlanta was adversely impacted by the global economic recession. Many local and national economists have stated that metropolitan-Atlanta and Georgia remain attractive places to live, work and invest because the fundamentals are quite strong. Metropolitan-Atlanta enjoys the benefits of moderate weather, an educated workforce, a concentration of excellent colleges and universities, and the Hartsfield-Jackson Atlanta International Airport. Such economists stated that, given these fundamentals, Atlanta's economic recovery would be stronger than that of the nation. Job loss data suggests, however, that Atlanta in the near term was hit slightly harder by the recession than the nation. Net job growth in metropolitan-Atlanta began in late 2010 and continued through 2015, but at a slower pace than some of its counterparts. All indications suggest full recovery will take several more years.

During FY 2015, the multi-family rental market continued its recovery nationally and in the City of Atlanta with rents rising due to increased demand. There has also been steady improvement in the sales prices of single-family homes with the sustained reduction in excess inventory.

As a result of the above factors, AHA has been impacted as follows:

- AHA-Sponsored development activities, in partnership with private-sector developers, rely on private investment and the conditions in the real estate and financial markets. During FY 2015, the local real estate market continued to strengthen, especially in the multi-family rental market. AHA expects that our development activities will continue to pick up as those markets improve and investors continue to return to the market.
- The impact of the recession in the Atlanta real estate market has created both opportunities and challenges. AHA has been able to purchase real estate at more reasonable prices to advance revitalization activities. In this environment, real estate owners throughout the City of Atlanta have been willing to participate in AHA's PBRA program, thereby guaranteeing a stream of income for a percentage of their units in a soft market. This has opened new markets in Atlanta for this program. While households using tenant-based Housing Choice vouchers have had a broader array of choices for their voucher use, this has been tempered by the higher rents and competition with market-rate tenants. With the recent recovery in the multi-family rental market, AHA will need to develop new incentives and approaches in order to facilitate access to Class A and B properties for tenant-based voucher holders.
- AHA-assisted households were severely affected by the downturn in the employment market. Higher unemployment and under-employment amongst AHA-assisted households result in higher aggregate subsidy payments from AHA until the employment market more fully recovers.

Federal Funding — Status and Outlook

The Authority relied on federal funding for about 96% of its overall revenue during FY 2015. Consequently, federal budget decisions play a significant role in AHA's ongoing economic condition.

Since the Budget Control Act of 2011, federal budget appropriators have focused on deficit reduction, in particular by reducing discretionary defense and non-defense programs. With the 2012 failure of the Congressional Super Committee to reach a bipartisan agreement, the automatic trigger of sequestration went into effect, resulting in a 5 percent reduction on top of the budget cuts passed by Congress.

At the end of 2013, the two houses of Congress agreed on the Bipartisan Budget Act of 2013, which provided a two-year reprieve from sequestration and the restoration of about 50 percent of the sequestered cuts. While the return to normalcy in federal budget and appropriations processes is welcome, it will be short-lived unless Congress acts in 2016 to moderate the impact of budget ceilings and sequestration cuts.

In preparing our budget for FY 2016 in the context of the reality of the staggering federal deficit, AHA was conservative in making assumptions and projections concerning revenue. AHA believes that it is well-positioned to face possible Congressional funding cuts because of:

- the statutory and regulatory relief provided under its MTW Agreement;
- AHA's shift from a Section 9 Public Housing funds platform to a Section 8 Housing Choice Voucher funds platform;
- the operational and financial efficiencies resulting from combining its low-income operating funds, Housing Choice Voucher funds and certain capital funds into an MTW Single Fund, and preparing a multi-year Business Plan;
- the elimination of the obsolete, distressed and socially dysfunctional public housing projects through the thoughtful implementation of its comprehensive Revitalization Program and other strategic initiatives;
- the implementation of a business transformation including an integrated ERP system which resulted in cost and time efficiencies throughout the Authority; and
- the implementation of various cost-reduction initiatives at its corporate operations and AHA-Owned Residential Communities.

AHA's strategic decisions have allowed it to sustain its strong financial position while providing eligible low-income households with housing opportunities in amenity-rich communities and neighborhoods that are substantially better than other available low-income housing options. Despite AHA's financial preservation strategy, however, there have been indications from HUD in recent months that it is seeking to change the terms applicable to the funding and expenditure authority of the MTW agencies. Should HUD successfully impose such changes, AHA's financial position may be adversely impacted.

FY 2015 Accomplishments and Program Highlights

AHA comprehensively operates the entire agency pursuant to its MTW Agreement and utilizes fungibility of its MTW Single Fund in operating and administering its programs. In cases where there are statutory requirements or grant provisions, AHA complies with these terms as required. Each AHA program is designed to economically and efficiently leverage all AHA's resources where possible —

finances and funding flexibility, knowledge and experience, grant funds, rental subsidies, partner relationships and land. Through its various housing solutions and programs, all supported by human development services, AHA is able to meet a broad spectrum of housing needs for low-income families in the City of Atlanta.

Below are some of AHA's FY 2015 major accomplishments and milestones which demonstrate AHA's continued strategic focus and commitment to its vision and three primary statutory goals.

- 21,779 households served.
- 491 new households were housed from the Housing Choice waiting list, which was opened for the first time in more than ten years.
- 85 veterans were housed through the HUD-Veterans Affairs Supportive Housing (VASH) program and AHA's Supportive Housing Program.
- Committed or signed project-based rental agreements (new and renewals) at 12 privately owned communities, ensuring availability of 798 affordable housing units for two to 15 years, of which 204 were new and affordable rental units.
- Advancement of AHA's real estate and expansion of housing opportunities:
 - Completed vertical construction on Oasis at Scholars Landing, a 60-unit affordable personal care facility, to be leased to eligible residents in FY 2016 under AHA's PBRA program.
 - Completed the renovation of Zell Miller Building to serve as the center of operations for AHA's human development services team for Housing Choice participants.
 - Closed on Centennial Place Phase I reformulation on June 11, 2015, and began rehabilitation of this 20-year-old mixed-use, mixed-income community.
 - Centennial Place Phase II received a Low Income Housing Tax Credit (LIHTC) award and will close in FY 2016. A LIHTC application was submitted for Phase III with a determination to be made in FY 2016.
 - 11 market-rate homes were built and sold by AHA's development partner at West Highlands.
 - 69 eligible first-time home-buyers received down payment assistance from AHA.
 - On June 18, 2015, AHA acquired the Rockdale Mental Health Center, a 1.37-acre site, for future development of a mixed-use, mixed income community as market conditions warrant.
- As part of AHA's repositioning plan of AHA-Owned Residential Communities from Section 9 to Section 8, submitted applications for HUD's Rental Assistance Demonstration (RAD) program and a LIHTC for Juniper and Tenth Highrise.
- Jointly with the City of Atlanta, submitted an application for a 2014 Choice Neighborhoods Implementation (CNI) Grant. On September 28, 2015, HUD awarded a \$30 million CNI grant to AHA and the City of Atlanta; the grant leverages \$396 million in other public and private funds.
- Received a \$450,000 grant from the Home Depot Foundation to be used strictly on construction costs on Oasis at Scholars Landing, which was completed during FY 2015.

- Through AHA's Supportive Housing Program, partnered with the City of Atlanta's Continuum of Care and the United Way of Greater Atlanta to launch two new pilots to house 11 formerly homeless families and stabilize 102 families at risk of homelessness.
- Provided human development services and case management to 1,209 Housing Choice participants; 318 of these became compliant with AHA's work/program requirement.
- 27 students were awarded \$49,750 in scholarships through AHA's Atlanta Community Scholars Award, one student was named a Gates Millennial Scholar and three students received scholarships from the Housing Authority Insurance Group.
- Successfully completed the stabilization of its ERP platform for Housing Choice, including operational reporting on Housing Choice processes, which resulted in increased productivity for staff and reduced service time for participants.
- Redesigned its internet and intranet sites, thereby improving property owners' and participants' access to AHA's range of housing programs and improving internal agency-wide communication and access to resources needed on a daily basis.
- As part of its business transformation initiated in FY 2011 and other cost-reduction initiatives with administrative tasks, realized \$7.2 million of year-over-year savings over the \$5.4 million delivered last year for a cumulative \$12.6 million over the two-year period, while increasing the number of families served.

Please refer to AHA's FY 2015 MTW Annual Report for comprehensive insight into AHA's successes as well as AHA's FY 2016 MTW Annual Plan for activities contemplated beyond FY 2015.

We take our responsibility to serve the community and Atlanta's low-income families very seriously. Our MTW Agreement has allowed us to be innovative, engaging our partners and stakeholders in local problem-solving. We believe we are transforming the business of helping people.

Acknowledgments

The preparation of this report has been accomplished through the hard work of the Finance Department accountants and support of other staff members throughout AHA. We wish to express our appreciation to all of the individuals who contributed to the preparation of this report.

We would also like to take this opportunity, on behalf of the staff and residents of the Atlanta Housing Authority, to acknowledge the members of the Board of Commissioners for their tireless support and guidance.

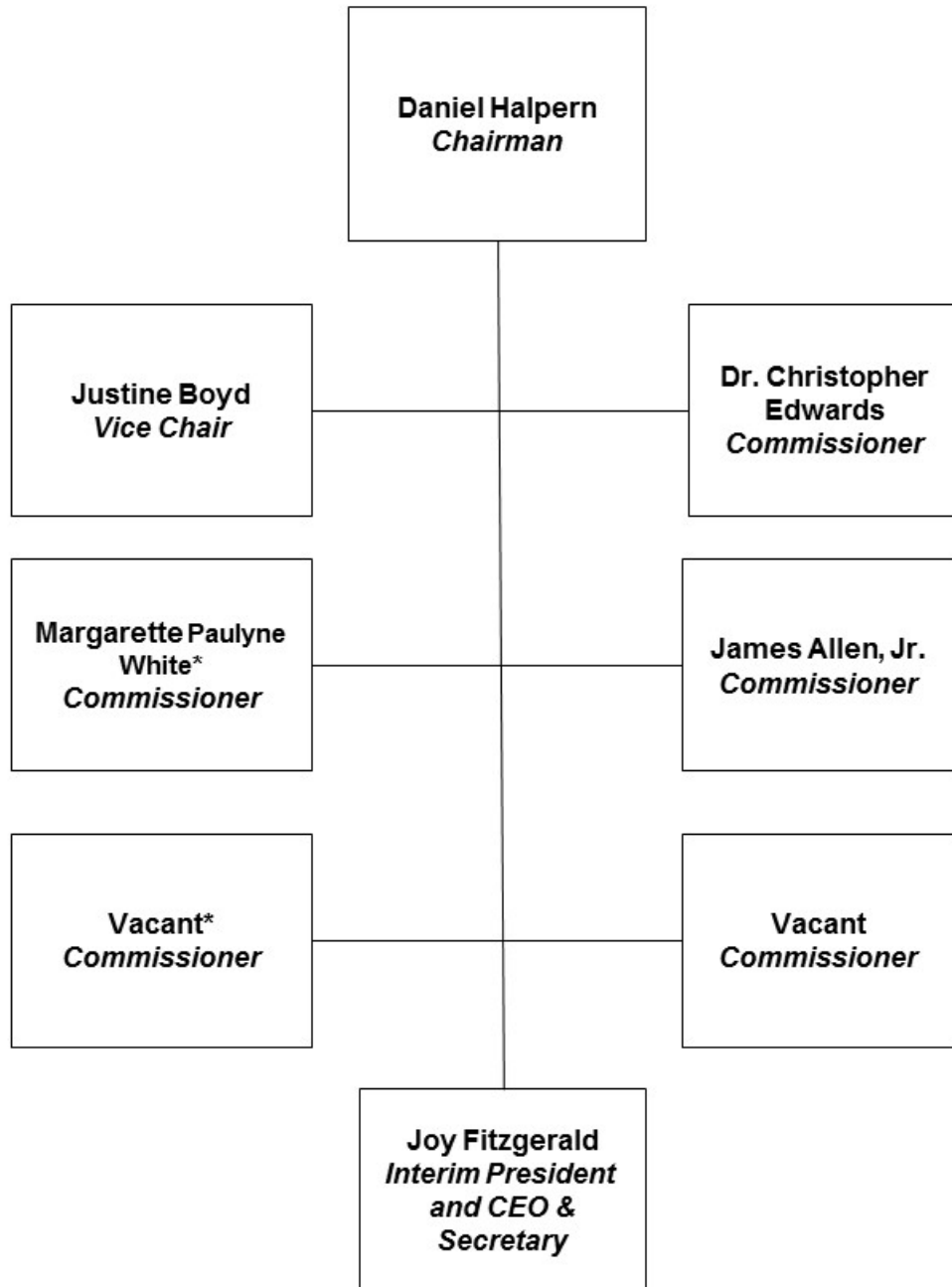


Joy W. Fitzgerald
Interim President and CEO



Myrianne Robillard
Senior Vice President of Finance

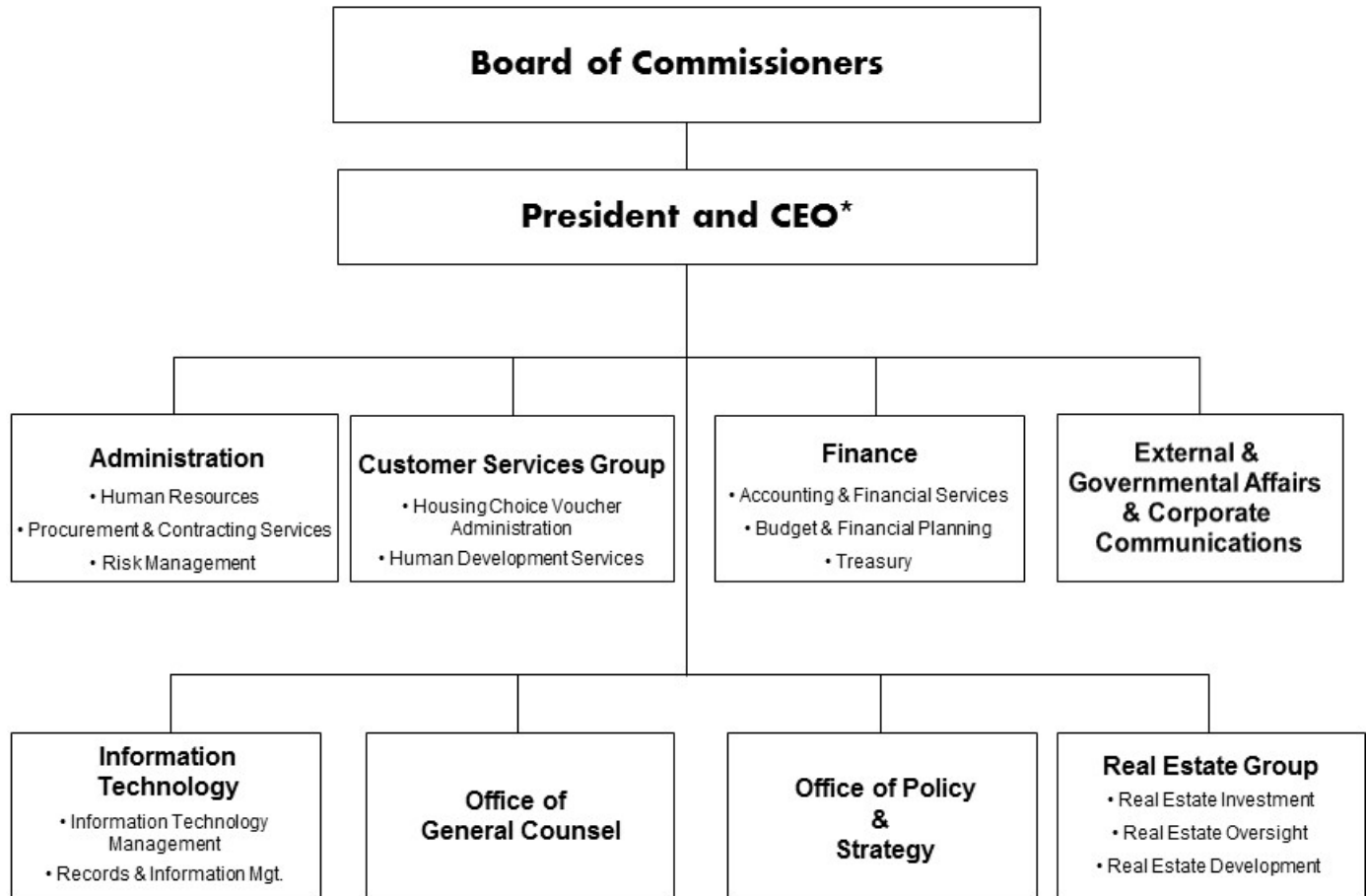
AHA's Board of Commissioners



As of June 30, 2015

*On July 6, 2015, the Atlanta City Council confirmed the appointments to the Board of Brandon Riddick-Seals to replace Commissioner Margarette Paulyne White whose term had expired and Robert Rumley III to replace Loretta Young Walker who resigned from the Board on April 29, 2015.

AHA's Organizational Structure



* An Interim President and CEO currently serves in this role.

As of June 30, 2015

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FINANCIAL SECTION

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Independent Auditors' Report

To the Board of Commissioners
The Housing Authority of the City of Atlanta, Georgia

Report on the Financial Statements

We have audited the accompanying financial statements of The Housing Authority of the City of Atlanta, Georgia as of and for the years ended June 30, 2015 and 2014, and the related notes to the financial statements, which collectively comprise The Housing Authority of the City of Atlanta, Georgia's basic financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of The Housing Authority of the City of Atlanta, Georgia as of June 30, 2015 and 2014, and the changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 21 to 43 and the Schedule of Changes in Net Pension Liability and Related Ratios and Schedule of Pension Plan Contributions on pages 83 and 84, respectively, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audits were conducted for the purpose of forming an opinion on the basic financial statements as a whole. The introductory section, HUD Financial Data Schedule and notes thereto, Schedules of Related-Party Loans and Fees Receivable, Schedules of Related-Party Transactions, Schedule of HUD-Funded Grants, and Schedules of CFP and RHF Program Completion Costs and Advances Program Certification are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The HUD Financial Data Schedule, Schedules of Related-Party Loans and Fees Receivable, Schedules of Related-Party Transactions, Schedule of HUD-Funded Grants, and Schedules of CFP and RHF Program Completion Costs and Advances Program Certification are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the HUD Financial Data Schedule, Schedules of Related-Party Loans and Fees Receivable, Schedules of Related-Party Transactions, Schedule of HUD-Funded Grants, and Schedules of CFP and RHF Program Completion Costs and Advances Program Certification are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 16, 2015, on our consideration of The Housing Authority of the City of Atlanta, Georgia's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering The Housing Authority of the City of Atlanta, Georgia's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Cohn Resnick LLP". The signature is written in dark ink and is positioned above the typed name and date.

Charlotte, North Carolina
November 16, 2015

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MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of The Housing Authority of the City of Atlanta, Georgia (referred to as AHA or the Authority) is providing this Management's Discussion and Analysis (MD&A) as an analytical overview of AHA's financial performance for the fiscal years ended June 30, 2015 (FY 2015) and June 30, 2014 restated (FY 2014 restated). This document should be read in conjunction with the Letter of Transmittal, AHA's Financial Statements and accompanying Notes.

OVERVIEW OF FINANCIAL STATEMENTS

AHA is pleased to present its Financial Statements for the fiscal years ended June 30, 2015 and June 30, 2014, which have been prepared in accordance with U.S. generally accepted accounting principles (GAAP), as applied to governmental entities. GAAP requires the inclusion of three basic financial statements: the statement of net position (balance sheet); statement of revenues, expenses and changes in net position; and statement of cash flows. In addition, GAAP requires the inclusion of this MD&A as required supplementary information.

The financial statements provide both short- and long-term information about the Authority's financial condition. The financial statements also include notes that provide additional information, including a summary of significant accounting policies applied consistently in the preparation of the financial statements. As provided under GAAP, the Authority uses the accrual basis of accounting to prepare its financial statements, except as described in Note B. 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. All assets and deferred outflows and liabilities and deferred inflows associated with the operations of the Authority are included in the statements of net position.

AHA's results of operations are presented in the statements of revenues, expenses and changes in net position, where activities are categorized between operating and non-operating items. AHA defines its operating revenues as income derived from operating funds received from HUD, tenant dwelling revenue, Section 8 portability revenue and fees earned in conjunction with development activities under its development and revitalization program, as well as fees earned from National Housing Compliance, Inc. Operating expenses for proprietary funds include the cost of housing assistance to low-income families, operating housing units and providing tenant services, revitalization, demolition and remediation, administrative expense and depreciation on capital assets. Non-operating revenues and expenses include interest and investment income, gain from the sale of assets, adjustments to valuation allowances and interest expense. Capital contributions include MTW Single Fund and development grants used for capitalized expenditures, including loans, in connection with modernization, development and revitalization activities. See Note B.15 for further information.

During FY 2015, AHA adopted GASB Standard 68 "Accounting and Financial Reporting for Pensions" and accordingly changed its accounting policy for its defined benefit pension plan, which was previously accounted for on a cash basis. Under GASB 68, AHA is required to include in its financial statements the net pension liability and any related unrecognized experience gain and loss as deferred inflows and deferred outflows, respectively. Although the new pension accounting standard was adopted during FY 2015, amounts previously reported in AHA's FY 2014 financial statements were restated as if the standard had been adopted on July 1, 2013. Please refer to Note B.1 on page 56 for the financial impact on FY 2014 financial statements. It should be noted that financial information at and for the fiscal year ended June 30, 2013 used in this MD&A has not been restated to give effect to this change of accounting policy.

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FY 2015 OPERATION HIGHLIGHTS

Advancing Affordable Housing Opportunities

AHA continued to advance and facilitate quality affordable housing opportunities in a variety of healthy mixed-income communities for low-income families as follows:

Tenant-based Housing Choice Voucher Program (HCVP)

Under HCVP, AHA supported 9,579 households at the end of FY 2015, including in-jurisdiction participants, as well as participants who: (a) moved from AHA's service area to a residence outside of AHA's service area; (b) moved into AHA's service area from other public housing agencies' service areas; or (c) received mortgage assistance for their homes in AHA's service area. Significant FY 2015 accomplishments include:

- A total of **\$88.3 million** in payments provided under this program.
- Housing Choice Rental Agreements entered into with owners/landlords for 491 households pulled from AHA's HCVP waiting list, increasing in-jurisdiction participation (net of attrition) from 7,292 to 7,526 households.
- Increased number of veterans assisted by AHA's VASH program from 98 to 193.
- Financial housing support provided at the end of FY 2015 to 2,016 participants who have relocated outside AHA's service area under HUD's Portability Program, down from 2,303 at the end of FY 2014 due to attrition.
- Housing Choice mortgage assistance payments continued to be made for 37 families at the end of FY 2015.

Project Based Rental Assistance (PBRA) Program

At the end of FY 2015, 4,992 households were supported under AHA's PBRA program, which included payments to related Owner Entities (private-sector owners) of AHA-Sponsored master-planned communities, unrelated private-sector owners of mixed-income developments and unrelated owners of Supportive Housing. Significant FY 2015 accomplishments include:

- A total of **\$35.4 million** provided in payments under this program.
- Rental assistance provided to 3,244 households in PBRA mixed-income developments under PBRA agreements with private property owners compared to 3,040 at the end of FY 2014.
- 1,748 PBRA units provided for households at six AHA-Sponsored mixed-income, master-planned communities under PBRA agreements with Owner Entities, including 301 units at Centennial Place I through IV, which were converted during the fiscal year from Section 9 mixed-income operating subsidy to PBRA.

Operating Subsidy Provided to Owner Entities of AHA-Sponsored Master-Planned Communities

AHA served 2,221 families in public-housing-assisted units in AHA-Sponsored MIMF rental communities by providing **\$12.2 million** in operating subsidy to Owner Entities, in accordance with regulatory and operating agreements, to cover the operating costs of AHA-assisted units in mixed-income communities not covered by tenant rents.

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FY 2015 OPERATION HIGHLIGHTS — continued

Operating Expenses and Capital Improvements at AHA-Owned Residential Communities

AHA continued to serve households in two small-family communities and advance the strategic goals of independent living and improving the quality of life for elderly and disabled persons “*Aging Well*” at the 11 senior high-rises as follows:

- Funded **\$11.0 million** in operating expenses not covered by tenant rents, including human development services, to support 1,942 households.
- Invested **\$3.4 million** for modernization and renovation construction projects designed to maintain AHA’s property and continue to improve the quality of life at senior high-rises.
- Invested **\$0.1 million** in predevelopment loans to prepare Juniper & Tenth and Piedmont Road high-rises for conversion under the Rental Assistance Demonstration (RAD) program.
- Continued to realize substantial benefits from the energy and efficiency improvements completed during FY 2014 and funded under the Energy Performance Contract (EPC) capital lease secured during FY 2012.



Achieving our Vision: Healthy Mixed-Income Communities; Healthy Self-Sufficient Families



The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FY 2015 OPERATION HIGHLIGHTS — continued

Revitalization Activities

AHA funded **\$12.3 million** for revitalization activities during FY 2015 as AHA and its private-sector development partners continued to advance the Master Plans for the mixed-use, mixed-income communities.

FY 2015 revitalization activity highlights include:

Auburn Pointe (Grady Homes Revitalization)

- AHA determined it would not demolish the structure located at 20 Hilliard Street due to its historic significance and is working with the community and developer to establish a plan for adaptive re-use of the property.
- The master planning process was initiated; however, finalizing the plan was delayed pending a decision by the City of Atlanta to construct a natatorium recreational center on a portion of the Auburn Pointe property (see Note V on page 79).

Capitol Gateway (Capitol Homes Revitalization)

- AHA demolished the structure located at 333 Auburn Avenue and completed the demolition and site remediation associated with the Memorial Drive assemblage.
- The master planning process was initiated in FY 2015 with completion expected in FY 2016.

Centennial Place (Techwood/Clark Howell Homes Revitalization)

- Planning began to redevelop the Cupola Building as 13 affordable for-sale homes.
- Renovations at the Zell Miller Building were completed; it now serves as the center of operations for AHA's human development services team for Housing Choice participants.
- The master plan was updated in FY 2015.
- Reformulation: Centennial Park Phase I closed June 11, 2015 and construction is underway. Phase II received a LIHTC award and will close in FY 2016. A LIHTC application was submitted for Phase III with a determination to be made in FY 2016.
- Entered into a construction management agreement for public improvements design work for Phase VI in 4th quarter of FY 2015.

Mechanicsville (McDaniel Glenn Revitalization)

- AHA's development partner has been engaged in predevelopment 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 a 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. The closing has been delayed until FY 2016.
- The Master Plan update has been completed.

FY 2015 OPERATION HIGHLIGHTS — continued

Scholars Landing (University Homes Revitalization)

- Vertical construction was completed on Oasis at Scholars Landing, the 60-unit affordable personal care facility. The property expects to lease to eligible residents in FY 2016. AHA has provided PBRA assistance for all units.
- As part of the Choice Neighborhoods planning process, AHA worked with a master planner to develop a methodology and process to focus on neighborhood areas of proposed revitalization. As a result of the analysis, two key locations (Ashview Heights and Atlanta University Center Neighborhood) were identified within the Choice Neighborhoods area in which to focus neighborhood stabilization measures and homeownership. Scholars Landing is located within the Atlanta University Center Neighborhood.

Villages at Carver (Carver Homes Revitalization)

- A vacant parcel (1463 Pryor Road) was sold to Fulton County on May 12, 2014, for the development of a regional library. Construction of the regional public library began in FY 2015 with completion anticipated in FY 2016. When completed, the library will provide a much-needed amenity to families in the revitalized community and surrounding neighborhood.

West Highlands at Heman Perry Boulevard (Perry Homes Revitalization)

- On May 21, 2015, a Construction Management Agreement was executed for development of 252 for-sale homes and work has begun. Public improvements are underway for development of 154 of the 252 for-sale homes.
- In FY 2015, 11 market-rate homes were built and sold by AHA's development partner at West Highlands.
- The Master Plan update will begin in the first quarter of FY 2016.
- AHA and AHA's master developer continue to support the development of the Westside Atlanta Charter School. AHA's development partner has provided approximately 5,000 square feet in the base of the Columbia Crest multi-family apartment building to house grades K–1. In June 2014, AHA ground-leased approximately one acre to the school to construct educational modular trailers to allow for an expansion to K–5. AHA has invited the school to participate in the master planning process to assist in the location of a permanent site for the school.
- On June 18, 2015, AHA acquired the Rockdale Mental Health Center, a 1.37-acre site, for future development of a mixed-use, mixed-income community as market conditions warrant.

Land Transactions

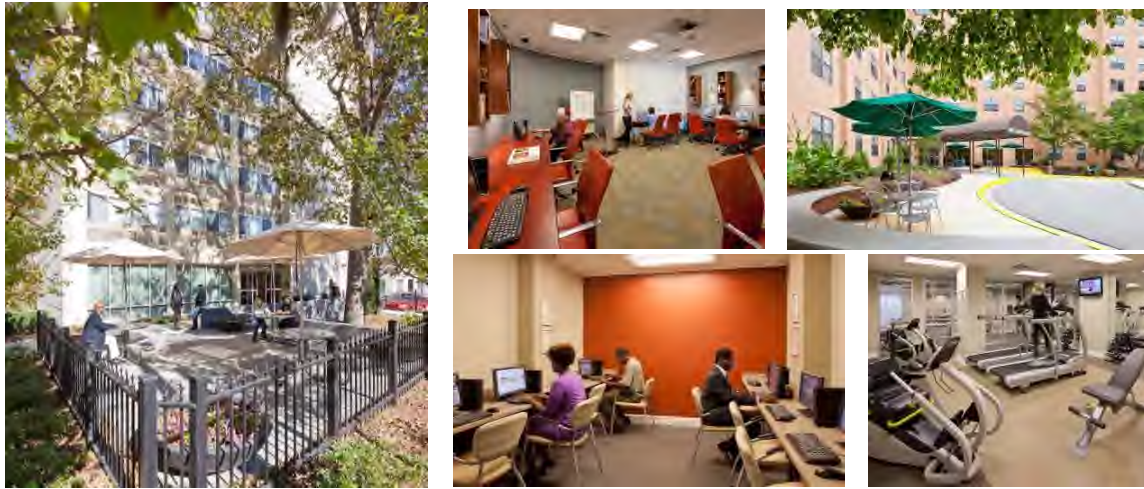
- In FY 2015, AHA began negotiations with the City of Atlanta regarding a donation of 1.77 acres of Auburn Pointe (the former Grady Homes) to construct a natatorium recreational center. Having received approval from HUD's Special Applications Center (SAC) to dispose of the property, AHA anticipates closing in FY 2016 (see Note V on page 79).
- AHA began redevelopment of the former Herndon Homes public housing site by issuing a Request for Qualifications for developer partners. AHA anticipates making an award in FY 2016.

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FY 2015 OPERATION HIGHLIGHTS — continued

Homeownership Down Payment Assistance

Using its MTW flexibility, AHA partnered with the City of Atlanta, Invest Atlanta, AHA's master development partners and local lenders to provide down payment assistance to 69 low- to moderate-income first-time homebuyers purchasing homes throughout the City of Atlanta during FY 2015.



*Fulfilling our Mission to provide quality affordable housing
in amenity-rich, mixed-income communities for the betterment of the community.*

FY 2015 FINANCIAL HIGHLIGHTS

AHA's financial position remained strong with a net position (*formerly referred to as net assets*) of **\$434.6 million** at June 30, 2015.

- Total assets and deferred outflows exceeded total liabilities and deferred inflows at June 30, 2015 by \$434.6 million (net position), representing a 0.6% reduction from the end of FY 2014. Unrestricted net position of \$69.7 million at the end of FY 2015 consists primarily of unrestricted cash available for MTW-authorized activities as well as a working capital reserve to support liquidity for AHA operations.
- Net position decreased by \$2.7 million year-over-year as a result of a net operating loss of \$11.5 million, which was primarily driven by depreciation and amortization amounting to \$11.9 million. Operating revenues were constrained by AHA's cash management strategy as draws of MTW Single Funds were limited to amounts to cover actual expenditures. The undrawn balance of MTW Single Funds remains at HUD for use in future years. Partially offsetting the net operating loss was \$9.9 million of capital contributions from MTW fund and grants used to cover capitalized expenditures, including loans.
- AHA's current ratio that measures AHA's liquidity decreased slightly from 6.9 to 6.6 during FY 2015 but remains very strong. Current assets decreased by \$4.4 million primarily due to the use of MTW funds for public improvements, which are expected to be repaid by future Perry Bolton Tax Allocation District (TAD) bond proceeds.
- Capital assets decreased from \$151.0 million to \$145.3 million or by \$5.7 million during FY 2015, primarily due to depreciation exceeding capital asset acquisitions.
- Other non-current assets and deferred outflows increased from \$15.4 million to \$20.0 million or by \$4.6 million, during the current fiscal year primarily due to public improvements incurred to be reimbursed from a future Perry Bolton TAD bond issue and a \$0.7 million increase in deferred outflows related to additional experience loss resulting from the pension plan investment (fiduciary net position) valuation.
- The adoption of a new pension plan accounting policy during the fiscal year negatively impacted AHA's net position at July 1, 2013 by \$4.7 million, as AHA restated its financial statements to give retroactive effect to the accounting change to the beginning of FY 2014. The amount of \$4.7 million corresponds to the net pension liability as well as related deferred inflows and deferred outflows (or plan-related experience gain and loss, respectively) required to be included in AHA's financial statements under the new standard.

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS

**CONDENSED STATEMENTS OF
REVENUES, EXPENSES AND CHANGES IN NET POSITION***

Years ended June 30,
(in millions)

		Restated**		2015 vs. 2014 Increase/ (Decrease)	2014 vs. 2013 Increase/ (Decrease)
	2015	2014	2013		
OPERATING REVENUES					
MTW Single Fund and grants used for operating expenses	\$ 183.1	\$ 200.2	\$ 196.4	\$ (17.0)	\$ 3.8
Tenant dwelling revenue	5.9	5.8	5.6	0.1	0.2
Other revenues (including NHC)	2.2	4.3	4.9	(2.1)	(0.6)
Total operating revenues	191.2	210.3	206.9	(19.1)	3.4
OPERATING EXPENSES					
Housing assistance and operating subsidy payments	135.9	139.6	138.9	(3.7)	0.7
Administration and general, including direct operating divisions	37.4	44.6	50.5	(7.2)	(5.9)
Utilities, maintenance and protective services	12.5	12.9	13.1	(0.4)	(0.2)
Resident and participant services	3.2	2.9	3.6	0.3	(0.7)
Revitalization, demolition and remediation	1.8	1.7	1.0	0.1	0.7
Depreciation and amortization	11.9	14.8	11.3	(2.9)	3.5
Total operating expenses	202.7	216.5	218.4	(13.8)	(1.9)
NET OPERATING INCOME (LOSS)	(11.5)	(6.1)	(11.5)	(5.3)	5.3
NON-OPERATING REVENUES (EXPENSES)					
Interest and investment income	0.9	0.5	0.7	0.4	(0.2)
Gain (loss) on sale of assets	0.0	3.1	(0.0)	(3.1)	3.1
Valuation allowance	(1.6)	(1.3)	(0.4)	(0.3)	(0.9)
Interest expense	(0.4)	(0.5)	(0.2)	0.1	(0.2)
Total non-operating revenues (expenses)	(1.1)	1.8	0.1	(2.9)	1.8
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	(12.6)	(4.3)	(11.4)	(8.2)	7.1
CAPITAL CONTRIBUTIONS					
MTW Single Fund used for modernization and development capital expenditures and loans	5.9	4.5	12.2	1.4	(7.6)
Development grants used for development capital expenditures and loans	4.0	1.8	6.0	2.1	(4.2)
Total capital contributions	9.9	6.3	18.2	3.5	(11.8)
INCREASE (DECREASE) IN NET POSITION	(2.7)	2.0	6.8	(4.7)	(4.7)
NET POSITION — beginning of year	437.4	440.1	433.2	(2.7)	6.8
Change in accounting policy**	-	(4.7)	-	4.7	(4.7)
NET POSITION — end of year	<u>\$ 434.6</u>	<u>\$ 437.4</u>	<u>\$ 440.1</u>	<u>\$ (2.7)</u>	<u>\$ (2.7)</u>

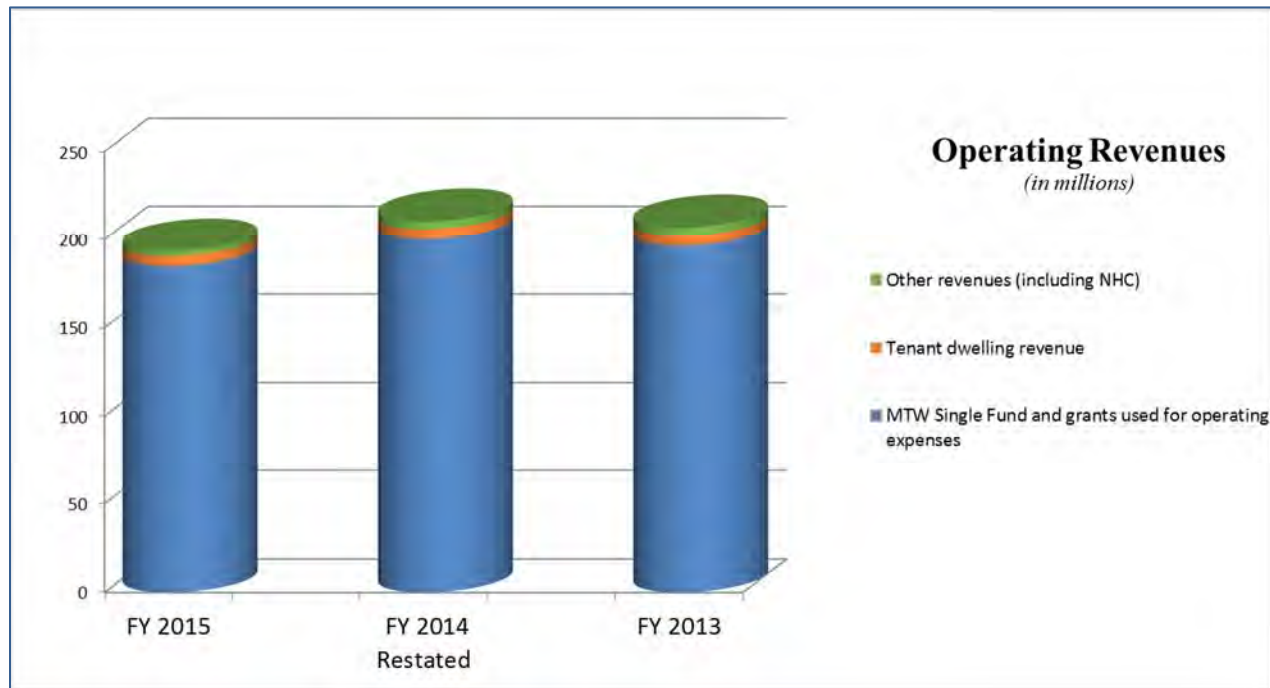
* As a result of rounding, the sum of individual line items may deviate slightly from the actual total.

** Refer to Note B.1 on page 56.

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS — continued

Operating Revenues



FY 2015 vs. FY 2014 Restated

Total operating revenues decreased by **\$19.1 million** year-over-year, primarily due to differences in the timing of draws from HUD of **MTW Single Fund and grants used for operating expenses** based on AHA's cash management strategy and HUD limitations on disbursements, representing \$17.0 million. In addition, other revenues (including NHC) decreased by \$2.1 million year-over-year, primarily due to AHA's decision to start absorbing incoming port vouchers in FY 2015 rather than earn administrative fees for managing Housing Choice vouchers from other housing authorities as was the case in previous years.

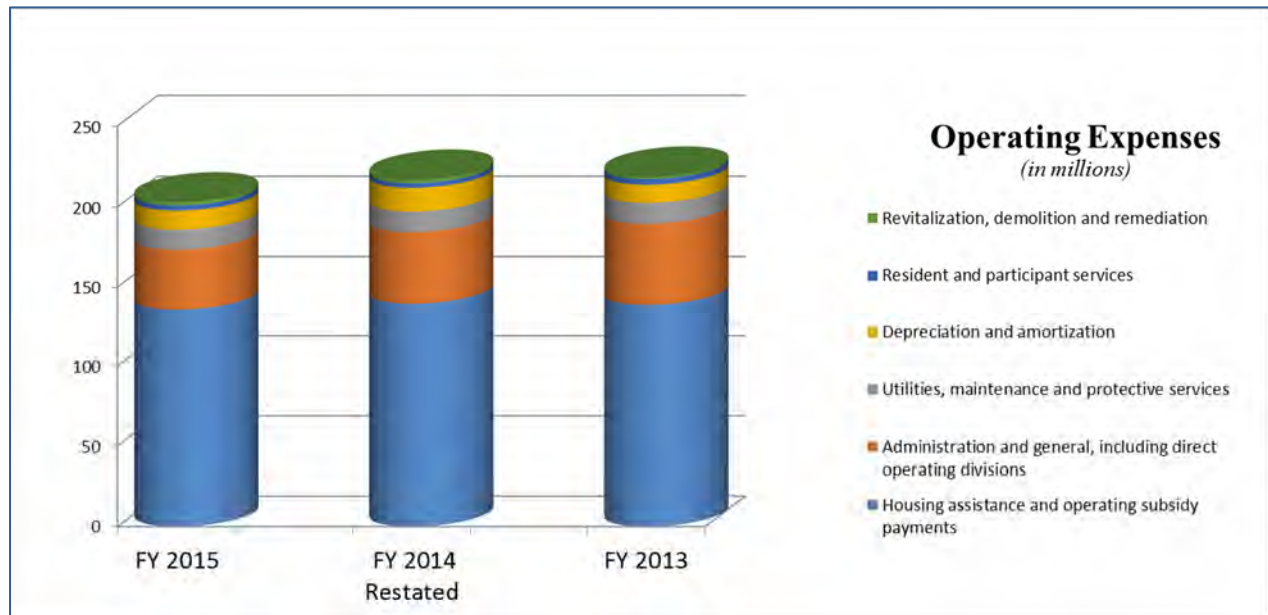
FY 2014 Restated vs. FY 2013

Total operating revenues increased by **\$3.4 million** year-over-year, with no impact from the FY 2014 restatement, primarily due to differences in the timing of draws of **MTW Single Fund and grants used for operating expenses** from HUD based on AHA's cash management strategy representing an increase of \$3.8 million. Other revenues (including NHC) decreased by \$0.6 million year-over-year, primarily due to lower development transaction fees, partially offset by a \$0.2 million increase in tenant dwelling revenue.

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS — continued

Operating Expenses



FY 2015 vs. FY 2014 Restated

Total operating expenses decreased by **\$13.8 million** year-over-year, with significant offsetting changes addressed below:

- **Housing Assistance and Operating Subsidy Payments** consists of payments to landlords, tenants and partners under the tenant-based Housing Choice Voucher Program, rental assistance paid to unrelated private-sector owners and related Owner Entities under the PBRA program, and operating subsidy paid to related Owner Entities of the mixed-income, mixed-finance (MIMF) rental communities. In aggregate, those payments decreased by a net of **\$3.7 million** year-over-year as presented below:

	(in millions)			2015 vs. 2014 Increase (Decrease)	2014 vs. 2013 Increase (Decrease)
Housing Assistance and Operating Subsidy Payments	2015	2014	2013		
Tenant-based Housing Choice Vouchers	\$ 88.3	\$ 91.2	\$ 91.0	\$ (2.9)	\$ 0.2
Project Based Rental Assistance (PBRA)	35.4	33.4	33.3	2.0	0.1
MIMF Operating Subsidy	12.2	15.0	14.6	(2.8)	0.4
Total	\$135.9	\$139.6	\$138.9	\$ (3.7)	\$ 0.7

MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS, Operating Expenses — continued

- ***Tenant-based Housing Choice Voucher (HAP)*** payments to landlords and tenants decreased by \$2.9 million year-over-year, primarily due to a slower than anticipated lease up of vouchers from the waiting list and from VASH referrals; a temporary suspension of new admission activities due to the waiting list exhaustion; the absorption of AHA vouchers by administering public housing authorities, and a reduction in the average HAP payment as tenant financial position improved.
- ***Project Based Rental Assistance (PBRA)*** paid to Owner Entities of AHA-Sponsored master-planned communities, private-sector owners of mixed-income developments and owners of Supportive Housing increased by \$2.0 million year-over-year, primarily due to the conversion of Centennial Place Phases I, II, III and IV to PBRA from MIMF Operating Subsidy.
- ***Mixed-Income, Mixed-Finance (MIMF) Operating Subsidy*** for public-housing-assisted units in AHA-Sponsored MIMF rental communities decreased by \$2.8 million year-over-year. This decrease was primarily due to the conversion of Centennial Place Phases I, II, III and IV to PBRA from MIMF Operating Subsidy, as well as net changes in subsidy for other properties due to tenant income and occupancy changes.
- ***Administration and general, including direct operating divisions*** decreased by **\$7.2 million** year-over-year, primarily due to a \$6.0 million reduction in consulting and professional services as AHA continued to use internal resources as opposed to external resources where possible, and the conversion of outsourced resources involved in property oversight into permanent employees as well as a \$1.2 million decrease resulting from the elimination of Pay for Performance bonuses in FY 2015.
- ***Utilities, maintenance and protective services*** decreased by **\$0.4 million** year-over-year, primarily due to reductions in extraordinary maintenance and protective services expenses.
- ***Resident and participant services*** increased by **\$0.3 million** year-over-year, primarily as a result of the initiation of case management services during FY 2015.
- ***Revitalization, demolition and remediation*** expenses remained basically constant year-over-year at \$1.8 million and \$1.7 million for FY 2015 and FY 2014, respectively.
- ***Depreciation and amortization*** decreased by **\$2.9 million** year-over-year, primarily due to accelerated depreciation taken in FY 2014 on certain capital assets following the comprehensive capital asset review initiated in FY 2013.

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS, Operating Expenses — continued

FY 2014 Restated vs. FY 2013

Total operating expenses decreased by \$1.9 million primarily due to the following offsetting changes:

- **Housing Assistance and Operating Subsidy Payments** in aggregate increased by a net of **\$0.7 million** year-over-year as described below:
 - **Tenant-based Housing Choice Voucher (HAP)** payments to landlords and tenants remained relatively constant year-over-year.
 - **Project Based Rental Assistance (PBRA)** paid to Owner Entities of AHA-Sponsored master-planned communities, private-sector owners of mixed-income developments and owners of Supportive Housing remained relatively constant year-over-year.
 - **Mixed-Income, Mixed-Finance (MIMF) Operating Subsidy** for public-housing-assisted units in AHA-Sponsored MIMF rental communities increased by \$0.4 million year-over-year. This net increase was primarily due to the lease up of Ashley Auburn Point II during FY 2014 and adjustments for prior years.
- **Administration and general, including direct operating divisions** decreased by **\$5.9 million** year-over-year, primarily due to a \$4.3 million reduction in consulting, professional and outside services from the use of internal as opposed to external resources, as well as a decrease in professional services and other staff augmentation associated with the business transformation and implementation of the integrated ERP solution, and a \$1.0 million decrease in salary and benefit expense, net of merit increases, due to position elimination and deferral in hiring. In addition, as a result of the change in accounting policy for pension plan, the restated FY 2014 pension expense under the new standard amounted to \$0.4 million (amount previously reported of \$2.5 million of cash contribution) or \$0.6 million lower than the \$1.0 million cash contribution recorded as expense in FY 2013, which was not restated to give effect to the new standard.
- **Utilities, maintenance and protective services** decreased by **\$0.2 million** on a year-over-year basis due to lower utility costs as AHA realized the full-year benefit of the EPC improvements implemented in FY 2013.
- **Resident and participant services** decreased by **\$0.7 million** year-over-year, primarily as a result of a reduction in staffing costs due to the full-year benefit of the reorganization of the function initiated in prior years as part of AHA's business transformation.
- **Revitalization, demolition and remediation** expenses increased by **\$0.7 million** due to increased remediation and demolition activity during FY 2014 compared to prior year.
- **Depreciation and amortization** increased by **\$3.5 million** year-over-year, primarily due to accelerated depreciation taken on certain capital assets following the comprehensive capital asset review initiated in FY 2013 and, to a lesser degree, an increase in depreciation expense in FY 2014 due to an overall increase in capital spending.

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS — continued

Non-Operating Revenues (Expenses)

FY 2015 vs. FY 2014 Restated

Total non-operating revenues (expenses) decreased by **\$2.9 million** year-over-year, primarily due to the following offsetting changes:

- **Interest and investment income** increased by **\$0.4 million** year-over-year, primarily due to interest income recognized during FY 2015 upon Centennial Park I's financial closing on the reformulation. Interest payments on loans are based on cash flow and are, therefore, recognized only when earned.
- **Gain on sale of assets** decreased by **\$3.1 million** year-over-year, primarily due to the sale in FY 2014 of Roosevelt property which resulted in a gain of \$2.7 million and the sale of a parcel of land to Fulton County for a regional library translating into a gain of \$0.2 million, as well as various asset sales. There were no such sales in FY 2015.
- **Valuation allowance** increased by **\$0.3 million** year-over-year, primarily due to higher down payment assistance, which is fully reserved as payments are made to participants, as well as adjustments to various reserves based on management's evaluation of the collectability of outstanding loans and receivables.
- **Interest expense** remained fairly constant year-over-year, as it is limited to interest expense on the EPC capital lease.

FY 2014 Restated vs. FY 2013

Total non-operating revenues (expenses) increased by **\$1.8 million** year-over-year, primarily due to the following offsetting changes:

- **Interest and investment income** decreased by **\$0.2 million** year-over-year, primarily due to higher interest income received from related-party construction/development loans during FY 2014 compared to the prior year. Interest payments on loans are based on cash flow and are therefore unpredictable.
- **Gain on sale of assets** increased by **\$3.1 million** year-over-year, primarily due to the sale of Roosevelt property which resulted in a gain of \$2.7 million and the sale of a parcel of land to Fulton County for a regional library translating into a gain of \$0.2 million, as well as various asset sales.
- **Valuation allowance** increased by **\$0.9 million** year-over-year, primarily due to higher down payment assistance, which is fully reserved as payments are made to participants, as well as adjustments to various reserves based on management's evaluation of the collectability of outstanding loans and receivables.
- **Interest expense** increased by **\$0.2 million** year-over-year, primarily due to an increase in interest expense on the EPC capital lease as interest stopped being capitalized in capital assets mid-FY 2013.

FINANCIAL ANALYSIS — continued

Capital Contributions

Capital contributions typically consist of reimbursements of capital expenditures under capital grants, primarily Capital Fund Program (CFP) and Replacement Housing Factor (RHF) funds, for modernization, development and revitalization activities. They also include other MTW funds used for capitalized expenditures, including loans associated with development and revitalization activities.

FY 2015 vs. FY 2014 Restated

Capital contributions overall increased by **\$3.5 million** year-over-year, primarily due to the following:

- *MTW Single Fund used for modernization of AHA-Owned properties and development capital expenditures and loans* increased by **\$1.4 million** as property manager/developers implemented capital improvement plans developed in FY 2014.
- *Development grants used for development capital expenditures and loans* increased by **\$2.1 million** year-over-year, primarily due to increased revitalization activity at Oasis at Scholars Landing using development grants during FY 2015 as compared to the prior year.

FY 2014 Restated vs. FY 2013

Capital contributions overall decreased by **\$11.8 million** year-over-year, primarily due to the following:

- *MTW Single Fund used for modernization of AHA-Owned properties and development capital expenditures and loans* decreased by **\$7.6 million** year-over-year, primarily due to lower capital expenditures at AHA-Owned Residential Communities during the transition of newly appointed property managers as they assessed capital needs as well as lower capital expenditures at AHA headquarters from continued spending containment initiatives.
- *Development grants used for development capital expenditures and loans* decreased by **\$4.2 million** year-over-year, primarily due to decreased revitalization activity during FY 2014 as compared to the prior year.

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS — continued

CONDENSED STATEMENTS OF NET POSITION*

As of June 30,

(in millions)

		Restated**		2015 vs. 2014 Increase/ (Decrease)	2014 vs. 2013 Increase/ (Decrease)
	2015	2014	2013		
ASSETS AND DEFERRED OUTFLOWS					
Current assets	\$ 125.9	\$ 130.3	\$ 102.5	\$ (4.4)	\$ 27.8
Related-party development loans, receivables and investments in partnerships, net of allowance	176.1	173.6	174.9	2.4	(1.3)
Capital assets, net of accumulated depreciation	145.3	151.0	158.4	(5.7)	(7.4)
Other non-current assets and deferred outflows	20.0	15.4	34.8	4.6	(19.4)
Total non-current assets and deferred outflows	341.4	340.0	368.1	1.3	(28.1)
TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 467.3	\$ 470.3	\$ 470.6	\$ (3.0)	\$ (0.3)
LIABILITIES AND DEFERRED INFLOWS					
Current liabilities	\$ 19.0	\$ 18.9	\$ 20.1	\$ 0.1	\$ (1.2)
Long-term debt, net of current portion	8.6	8.8	9.0	(0.2)	(0.2)
Other non-current liabilities and deferred inflows	5.1	5.3	1.5	(0.2)	3.8
Total liabilities and deferred inflows	32.7	32.9	30.5	(0.3)	2.4
NET POSITION					
Invested in capital assets, net of related debt	136.5	142.0	149.0	(5.5)	(7.0)
Restricted-expendable	228.4	224.6	215.8	3.8	8.8
Unrestricted	69.7	70.7	75.3	(0.9)	(4.6)
Total net position	434.6	437.4	440.1	(2.7)	(2.7)
LIABILITIES, DEFERRED INFLOWS AND NET POSITION	\$ 467.3	\$ 470.3	\$ 470.6	\$ (3.0)	\$ (0.3)

* As a result of rounding, the sum of individual line items may deviate slightly from the actual total.

** Refer to Note B.1 on page 56.

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS — continued

Total Assets and Deferred Outflows

June 30, 2015 vs. June 30, 2014 Restated

Total assets and deferred outflows decreased by **\$3.0 million** year-over-year, primarily due to the following:

- *Current assets* decreased by **\$4.4 million** year-over-year, primarily due to a decrease in cash of \$5.0 million resulting from development activities including \$2.3 million in public improvements which will be reimbursed by a future Perry Bolton Tax Allocation District (TAD) bond issue. See **Statements of Cash Flows** for additional items impacting cash. This decrease was partially offset by an increase in various receivables totaling \$0.6 million, among others, expenditures incurred but yet to be drawn from RHF grants.
- *Total non-current assets and deferred outflows* increased by **\$1.3 million** year-over-year, primarily due to the following items:
 - An increase in *Related-party development and other loans* of **\$2.4 million** which was primarily associated with additional loans totaling \$1.7 million issued for construction activity on Oasis at Scholars Landing completed during FY 2015. In addition, the Centennial Park I loan increased by \$0.5 million following the financial closing on the reformulation during FY 2015;
 - A decrease in *Capital assets, net of accumulated depreciation* of **\$5.7 million**, resulting from capital expenditures of \$6.2 million primarily associated with various renovation projects at AHA-Owned communities and AHA headquarters totaling \$4.0 million, site improvements and related revitalization activity at Scholars Landing totaling \$1.7 million and acquisition of land totaling \$0.5 million. These additions to capital assets were more than offset by an increase of accumulated depreciation of \$11.9 million from current year depreciation expense (see Note H on page 66); and
 - An increase in *Other non-current assets and deferred outflows* of **\$4.6 million** primarily due to a \$3.6 million increase in public improvement receivable from the City of Atlanta and other related entities which are expected to be funded by a future Perry Bolton TAD bond issue; a \$0.7 million increase in deferred outflows from additional experience loss resulting from the pension plan fiduciary net position valuation, net of current year amortization; and a \$0.4 million increase in investments, restricted, due to the addition of Ashley Auburn Pointe II contribution to authority reserves required to be maintained for public housing units in AHA-Sponsored MIMF rental communities.

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS, Total Assets and Deferred Outflows — continued

June 30, 2014 Restated vs. June 30, 2013

Total assets and deferred outflows remained relatively consistent year-over-year, reflecting balances of **\$470.3** and **\$470.6 million** at June 30, 2014 and June 30, 2013, respectively. Changes by category are as follows:

- *Current assets* increased by **\$27.8 million** year-over-year, primarily due to an increase in cash of \$28.6 million resulting primarily from the collection of \$21.4 million of prior year public improvement receivables (see total non-current assets and deferred outflows section below) and the proceeds from sale of land and property totaling \$3.7 million. See **Statements of Cash Flows** for additional items impacting cash. These increases were offset by a decrease in various receivables totaling \$0.9 million primarily due to timing in collection of grants receivable from HUD.
- *Total non-current assets and deferred outflows* decreased by **\$28.1 million** year-over-year, primarily due to the following:
 - A decrease in *Related-party development and other loans* of **\$1.3 million** which was primarily associated with repayments of loans and receivables totaling \$3.2 million, including \$1.8 million satisfied by the receipt of a title of property, offset by additional loans issued for construction activity at Ashley Auburn Pointe II and Oasis at Scholars Landing, master-planned, mixed-income communities, during FY 2014;
 - A decrease in *Capital assets, net of accumulated depreciation* of **\$7.4 million**, resulting from capital expenditures of \$7.0 million primarily associated with acquisition of land totaling \$4.5 million, including a transaction in which AHA received a title of property in satisfaction of an outstanding promissory money note as referenced in the Related-party development and other loans section above; various renovation construction projects at AHA-Owned communities, including expenditures to complete the EPC project; and site improvements and related revitalization activity at Veranda at Scholars Landing. All these increases were partially offset by \$0.8 million in land and other asset dispositions during FY 2014. Capital expenditures net of dispositions were further increased by recognition of \$1.1 million of unrealized gain previously eliminated at the consolidation level. These net increases in capital assets were more than offset by accelerated depreciation resulting from a comprehensive analysis performed on AHA's capital assets during FY 2013, which translated into additional reduction of capital assets of \$24.9 million and associated accumulated depreciation of \$19.0 million, for a net reduction of \$5.9 million in FY 2014. Additionally, accumulated depreciation increased by \$8.9 million from current year depreciation expense (see Note H on page 66); and

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS, Total Assets and Deferred Outflows — continued

- A decrease in *Other non-current assets and deferred outflows* of **\$19.4 million** primarily due to the collection of \$21.4 million of prior year public improvement receivables reimbursed from the City of Atlanta and other related entities following the Perry Bolton TAD bond issue during FY 2014 which was offset by a \$1.8 million increase in receivables due to additional public improvement advances incurred during the current year. In addition, following the adoption of the new pension plan accounting standard during FY 2015, financial information previously reported for FY 2014 was restated as if the new standard had been adopted on July 1, 2013, thereby requiring the inclusion of \$0.2 million deferred outflows in the FY 2014 statement of net position. FY 2013 financial information was not restated and, as a result, no deferred outflows were recorded for that fiscal year.

Total Liabilities and Deferred Inflows

June 30, 2015 vs. June 30, 2014 Restated

Total liabilities and deferred inflows decreased by **\$0.3 million** year-over-year, primarily due to the following:

- *Current liabilities* remained basically at the same level year-over-year as the \$1.1 million decrease in wages and benefits accrual, corresponding to a lower number of payroll days accrued, was more than offset by an increase in accrued expenses due to timing in recording of invoices.
- *Long-term debt, net of current portion* decreased by **\$0.2 million**, corresponding essentially to the principal portion of the EPC capital lease payment made during FY 2015 (See Note L on page 68).
- *Other non-current liabilities and deferred inflows* decreased by **\$0.2 million** primarily due to a \$0.6 million decrease in the pension liability, which was partially offset by a \$0.4 million increase in deferred inflows, corresponding to additional experience gain resulting from the pension plan liability valuation at the end of FY 2015 compared to the prior year.

June 30, 2014 Restated vs. June 30, 2013

Total liabilities and deferred inflows increased by **\$2.4 million** year-over-year due to the following:

- *Current liabilities* decreased by **\$1.2 million** year-over-year, primarily due to a \$0.7 million decrease in wages and benefits accrual corresponding to a lower number of payroll days accrued as well as a \$0.4 million decrease in contract retention liability due to lower contract activity following the completion of the EPC project.
- *Long-term debt, net of current portion* decreased by **\$0.2 million**, corresponding essentially to the principal portion of the EPC capital lease payment made during FY 2014 (See Note L on page 68).

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS, Total Liabilities and Deferred Inflows — continued

- ***Other non-current liabilities and deferred inflows*** increased by **\$3.8 million** year-over-year, primarily due to the inclusion of the pension liability and deferred inflows totaling \$2.8 million in FY 2014 following the adoption of the new pension plan accounting standard during FY 2015, while FY 2013 was not restated. It also includes an increase of \$1.0 million in deferred gain on land sale.

Total Net Position

June 30, 2015 vs. June 30, 2014 Restated

Total net position (formerly referred to as *Net Assets*) amounting to **\$434.6 million** at June 30, 2015 represented a **\$2.7 million** decrease over the prior year as a result of the following:

- ***Invested in capital assets, net of related debt*** includes land, buildings, improvements and equipment less the related debt. The majority of these assets have restricted-use covenants tied to AHA's ownership and cannot be used to liquidate liabilities. AHA generally uses these assets to provide affordable housing to qualified income-eligible families. The **\$5.5 million** decrease year-over-year reflects a net decrease of \$5.7 million in capital assets net of depreciation, partially offset by a decrease of \$0.2 million in related debt. See additional information under **Total assets and deferred outflows** year-over-year analysis on page 36.
- ***Restricted-expendable*** net position, subject to both internal and external constraints, is calculated at the carrying value of restricted assets less related liabilities. This net position is restricted by time and/or purpose. Restricted-expendable net position includes cash subject to restrictions for HUD-funded programs, related-party development and other loans, and operating reserves required in conjunction with the AHA-Sponsored MIMF rental development transactions. These assets cannot be used, pledged or mortgaged to a third party or seized, foreclosed upon or sold in the case of a default, ahead of any HUD lien or interest without HUD approval. This net position increased by **\$3.8 million** year-over-year, primarily due to a \$2.4 million increase in related-party development loans and a \$1.4 million increase in restricted cash and investments.
- ***Unrestricted*** net position, although referred to as unrestricted, remains subject to varying degrees of limitations. HUD approval is required, with some limited exceptions, to use or deploy these assets outside of the ordinary course of AHA's business. AHA's eligible business activities are set forth in its HUD-approved MTW Business Plan, as amended from time to time, by its MTW Annual Implementation Plans. In all cases, AHA's assets are subject to the limitations of AHA's charter and the Housing Authorities Laws of the State of Georgia. Unrestricted net position decreased by **\$0.9 million** year-over-year.

The Housing Authority of the City of Atlanta, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS, Total Net Position — continued

June 30, 2014 Restated vs. June 30, 2013

Total net position amounting to **\$437.4 million** at June 30, 2014 represented a \$2.7 million decrease year-over-year. Changes by category are as follows:

- **Invested in capital assets, net of related debt** decreased by **\$7.0 million** year-over-year, reflecting a net decrease of \$7.4 million in capital assets net of depreciation, partially offset by a decrease of \$0.4 million in related debt. See additional information under **Total assets and deferred outflows** year-over-year analysis on page 37.
- **Restricted–expendable** net position increased by **\$8.8 million** year-over-year, primarily as the result of a \$10.3 million increase in restricted cash partially offset by a \$1.3 million decrease in related-party development loan advances net of principal payments.
- **Unrestricted** net position decreased by **\$4.6 million** year-over-year, primarily from the adoption of the new pension plan accounting standard during FY 2015, which was given effect at July 1, 2013 or beginning of FY 2014, whereas FY 2013 was not restated (see Note B.1 on page 56).

ECONOMIC FACTORS

Future HUD Funding — Subsidies and Multi-year Grant Awards

Funding for AHA's Fiscal Year 2016 (FY 2016) is uncertain as subsidies and other resources from HUD for the last six months of the fiscal year will be funded by HUD Federal Fiscal Year 2016 (FFY 2016) appropriations which have not yet been finalized by Congress. On October 17, 2014, the President signed into law H.R. 2775, the Continuing Appropriations Act, 2015, which provides fiscal year 2015 appropriations for projects and activities of the federal government at FFY 2014 sequestration spending levels through Wednesday, January 15, 2015.

Congress must still pass and the President must sign an appropriations bill or continuing resolution(s) which will fund the federal government through September 30, 2016. Based on the contentiousness which surrounded the passage of H.R. 2775, it is uncertain when such action will occur and whether Congress will continue funding at sequestration levels.

AHA has sufficient cash balances and reserves to maintain current operations during FY 2016 in the event Congress applies sequestration to FFY 2016 funding, but would have to adjust its plans for future years if funding reductions continue and no new sources of funding are identified.

The overall foreclosure rate in the metropolitan-Atlanta area, currently slightly lower than the national average, continues to trend downward. Notwithstanding these improving conditions, there is still a large inventory of bank-owned properties, including a number of owner-occupied properties with mortgages that are underwater with respect to debt and value. The foreclosure or short sale of these properties continues to have an adverse impact on AHA's Housing Choice Voucher Program. In response to these challenges, AHA has strengthened its due diligence process. Such process improvements, coupled with new regulations (e.g., the Protecting Tenants at Foreclosure Act of 2009), have helped to mitigate the adverse impact such foreclosures have had on Housing Choice participants. Nonetheless, foreclosures, whenever they occur, still disrupt the lives of participants and result in higher AHA program expenditures.

AHA-Sponsored development activities, in partnership with private-sector developers, rely on private investment and the conditions in the real estate and the financial markets. During FY 2015, the metropolitan-Atlanta real estate market continued to strengthen, especially in the multi-family rental market. AHA expects that our real estate development activities will continue to pick up as those markets improve and investors continue to return to the market. During FY 2015, there has also been steady improvement in the sales prices of single-family homes with the sustained reduction in excess inventory.

Despite AHA's financial preservation strategy, however, there have been strong indications from HUD in recent months that it is seeking to change the terms applicable to the funding and expenditure authority of the MTW agencies. Should HUD successfully impose such changes, AHA's financial position may be impacted.

RECENT ACCOUNTING PRONOUNCEMENTS

The Governmental Accounting Standards Board (GASB) has issued new pronouncements which will be implemented by the Authority starting in fiscal year 2016, where applicable: GASB 73, "*Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*"; GASB 74, "*Financial Reporting for Postemployment Benefits Other Than Pension Plans (OPEB)*"; GASB 75, "*Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*"; GASB 76, "*The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*"; and GASB 77, "*Tax Abatement Disclosures*."

MANAGEMENT'S DISCUSSION AND ANALYSIS

CONTACTING AHA'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of AHA's financial position and to demonstrate AHA's accountability for the assets it manages to interested persons, including citizens of our local jurisdiction, creditors and other interested parties. If you have questions about this report or wish to request additional financial information, contact the Senior Vice President of Finance at The Housing Authority of the City of Atlanta, Georgia, 230 John Wesley Dobbs Avenue, N.E., Atlanta, Georgia 30303, telephone number (404) 817-7398.

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FINANCIAL STATEMENTS

The Housing Authority of the City of Atlanta, Georgia

STATEMENTS OF NET POSITION

As of June 30, 2015 and 2014

	2015	Restated* 2014	Note
CURRENT ASSETS			
Cash			
Unrestricted	\$ 69,111,311	\$ 75,430,713	C
Restricted	53,120,481	51,739,171	C
Total cash	122,231,792	127,169,884	
Receivables, net of allowance	2,613,931	2,025,560	D
Prepaid expense	1,065,152	1,072,733	
Total current assets	125,910,875	130,268,177	
NON-CURRENT ASSETS			
Investments, restricted	9,694,557	9,328,012	E
Related-party development and other loans, development receivables and investments in partnerships, net of allowances of \$34,668,486 in 2015 and 2014	176,075,137	173,640,209	F
Capital assets, net of accumulated depreciation of \$110,724,252 and \$98,819,124 in 2015 and 2014, respectively	145,264,440	151,038,298	H
Other non-current assets, net of allowance of \$6,833,315 and \$5,285,679 in 2015 and 2014, respectively	9,444,402	5,838,576	I
Total non-current assets	340,478,536	339,845,095	
TOTAL ASSETS	466,389,411	470,113,272	
DEFERRED OUTFLOWS	901,516	193,549	P
TOTAL ASSETS AND DEFERRED OUTFLOWS	<u>\$ 467,290,927</u>	<u>\$ 470,306,821</u>	

* Refer to Note B.1 on page 56.

The accompanying notes are an integral part of these statements.

	2015	Restated* 2014	Note
CURRENT LIABILITIES			
Accounts payable	\$ 398,835	\$ 684,617	
Accrued liabilities	10,079,969	9,923,312	J
Other current liabilities	8,281,552	8,058,007	K
Current portion of long-term debt	223,177	198,878	L
Total current liabilities	18,983,533	18,864,814	
NON-CURRENT LIABILITIES			
Long-term debt, net of current portion	8,566,548	8,789,725	L
Other non-current liabilities	2,438,836	2,506,290	M
Net pension plan liability	1,672,594	2,237,859	P
Total non-current liabilities	12,677,978	13,533,874	
TOTAL LIABILITIES	31,661,511	32,398,688	
DEFERRED INFLOWS	1,006,989	550,153	P
NET POSITION			T
Invested in capital assets, net of related debt	136,474,715	142,049,695	
Restricted—expendable	228,405,882	224,622,010	
Unrestricted	69,741,830	70,686,275	
Total net position	434,622,427	437,357,980	
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	<u>\$ 467,290,927</u>	<u>\$ 470,306,821</u>	

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia
**STATEMENTS OF REVENUES, EXPENSES AND
 CHANGES IN NET POSITION**
 Years ended June 30, 2015 and 2014

	2015	Restated* 2014
OPERATING REVENUES		
MTW Single Fund used for operating expenses	\$ 181,428,600	\$ 198,835,971
Tenant dwelling revenue	5,876,474	5,794,940
Development grants used for operating expenses	1,709,290	1,360,826
Fees earned from National Housing Compliance	630,872	845,317
Other operating revenues	<u>1,558,848</u>	<u>3,486,292</u>
Total operating revenues	191,204,084	210,323,346
OPERATING EXPENSES		
Housing assistance and operating subsidy payments	135,920,454	139,600,411
Administration, including direct operating divisions	35,469,507	42,153,856
Utilities, maintenance and protective services	12,495,604	12,855,476
Resident and participant services	3,214,506	2,888,452
Revitalization, demolition and remediation	1,788,284	1,741,887
General expenses	1,896,019	2,460,498
Depreciation and amortization	<u>11,905,128</u>	<u>14,769,400</u>
Total operating expenses	<u>202,689,502</u>	<u>216,469,980</u>
NET OPERATING INCOME (LOSS)	(11,485,418)	(6,146,635)
NON-OPERATING REVENUES (EXPENSES)		
Interest and investment income	910,272	516,285
Gain/(loss) on sale of assets	7,702	3,073,744
Valuation allowance	(1,610,978)	(1,310,053)
Interest expense	<u>(444,322)</u>	<u>(461,699)</u>
Total non-operating revenues (expenses)	<u>(1,137,326)</u>	<u>1,818,277</u>
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	(12,622,744)	(4,328,358)
CAPITAL CONTRIBUTIONS		
MTW Single Fund used for modernization and development capital expenditures and loans	5,935,592	4,537,078
Development grants used for development capital expenditures and loans	<u>3,951,599</u>	<u>1,838,783</u>
Total capital contributions	<u>9,887,191</u>	<u>6,375,861</u>
INCREASE (DECREASE) IN NET POSITION	(2,735,553)	2,047,503
NET POSITION — beginning of year	437,357,980	440,037,168
Change in accounting policy*	<u>-</u>	<u>(4,726,691)</u>
NET POSITION — end of year	<u>\$ 434,622,427</u>	<u>\$ 437,357,980</u>

* Refer to Note B.1 on page 56.

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia

STATEMENTS OF CASH FLOWS

Years ended June 30, 2015 and 2014

	2015	Restated* 2014
Increase (decrease) in cash		
Cash flows from operating activities		
MTW and grant funds used for operating expenses	\$ 183,145,086	\$ 200,196,798
Receipts from residents	5,865,628	5,758,962
Payments to landlords, tenants and partners	(135,898,503)	(139,561,869)
Payments to suppliers	(25,797,520)	(35,513,325)
Payments for employees	(29,328,039)	(29,560,377)
Other receipts	1,524,663	3,588,159
Net cash provided by (used in) operating activities	(488,685)	4,908,348
Cash flows from non-capital financing activities		
Repayments of local government public improvements	-	21,358,764
Advances related to public improvements spending	(2,302,225)	(1,782,466)
Net cash provided by (used in) non-capital financing activities	(2,302,225)	19,576,298
Cash flows from capital and related financing activities		
Capital contributions from MTW and grant funds	6,075,233	6,567,672
Development and revitalization — capitalized expenditures	(2,780,174)	(3,371,698)
Acquisition and modernization — AHA-owned properties	(3,485,289)	(2,450,810)
Proceeds from sale of capital assets	7,702	3,679,556
Payments on EPC capital lease, including interest	(646,510)	(932,378)
Net cash provided by (used in) capital and related financing activities	(829,038)	3,492,342
Cash flows from investing activities		
Capital contributions from MTW and grant funds	1,947,303	1,248,532
Related-party development and other loans, net of reimbursements	(3,809,174)	(1,218,863)
Increase in investments, restricted	(365,618)	-
Interest income on loans and fees receivable	909,345	582,410
Interest income on investments, restricted	-	30,937
Net cash provided by (used in) investing activities	(1,318,144)	643,016
Net increase (decrease) in cash	(4,938,092)	28,620,004
Cash — beginning of the year	127,169,884	98,549,880
Cash — end of the year	<u>\$ 122,231,792</u>	<u>\$ 127,169,884</u>

*Refer to Note B.1 on page 56.

The accompanying notes are an integral part of these statements.

The Housing Authority of the City of Atlanta, Georgia
STATEMENTS OF CASH FLOWS — continued
Years ended June 30, 2015 and 2014

	2015	Restated* 2014
Reconciliation of net operating income (loss) to net cash provided by (used in) operating activities		
Net operating income (loss)	\$ (11,485,418)	\$ (6,146,634)
Adjustments to reconcile net operating income (loss) to net cash provided by (used in) operating activities		
Depreciation and amortization	11,905,128	14,769,400
Changes in assets and deferred outflows and liabilities and deferred inflows related to operating activities:		
Decrease (increase) in receivables	(232,082)	(867,587)
Decrease (increase) in prepaid expenses	7,581	(84,684)
Decrease (increase) in deferred outflows	(707,967)	(163,621)
Increase (decrease) in accounts payable and accrued liabilities	120,184	(951,216)
Increase (decrease) in other current liabilities	79,773	388,753
Increase (decrease) in unearned revenue	(67,455)	(67,455)
Increase (decrease) in net pension plan liability and deferred inflows	(108,429)	(1,968,608)
Total changes in assets and deferred outflows and liabilities and deferred inflows relating to operating activities	(908,395)	(3,714,418)
Total adjustments	10,996,733	11,054,982
Net cash provided by (used in) operating activities	\$ (488,685)	\$ 4,908,348

**Refer to Note B.1 on page 56.*

The accompanying notes are an integral part of these statements.

NOTES TO THE FINANCIAL STATEMENTS

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NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE A — ORGANIZATION AND NATURE OF OPERATIONS

1. Organization

The Housing Authority of the City of Atlanta, Georgia (AHA or the Authority) is a public body corporate and politic created under the Housing Authorities Laws of the State of Georgia, and is a diversified real estate company with a public mission and purpose. The primary purpose of AHA is to facilitate affordable housing opportunities for low-income, elderly and disabled persons in the City of Atlanta (City). AHA has broad corporate powers including, but not limited to, the power to acquire, manage, own, operate, develop and renovate housing; invest and lend money; create for-profit and not-for-profit entities; administer Housing Choice vouchers; issue bonds for affordable housing purposes; and acquire, own and develop commercial land, retail and market-rate properties that benefit affordable housing.

The governing body of AHA is its Board of Commissioners (the Board) which is comprised of seven members appointed by the Mayor of the City of Atlanta and includes two resident commissioners. The resident commissioners serve one-year terms and the five remaining members serve five-year staggered terms. The Board appoints the President and Chief Executive Officer to operate the business of AHA. The Board provides strategic guidance and oversight of AHA's operations; AHA is not considered a component unit of the City and is not included in the City's financial statements.

2. Moving To Work (MTW) Agreement and MTW Single Fund

AHA is an MTW agency under HUD's MTW Demonstration Program which provides certain "high-performing" agencies with substantial statutory and regulatory relief under the U.S. Housing Act of 1937, as amended (1937 Act), as reflected in an agreement between the selected agency and HUD. AHA negotiated and entered into its MTW Agreement with HUD on September 25, 2003 which was effective from July 1, 2003 through June 30, 2010. In response to HUD's decision to introduce a standard form of agreement and expand the MTW Demonstration Program, AHA successfully negotiated and executed an Amended and Restated MTW Agreement on November 13, 2008. On January 16, 2009, AHA and HUD executed a further amendment to the Amended and Restated MTW Agreement. AHA's MTW Agreement, as amended and restated, is referred to as the MTW Agreement.

AHA's MTW Agreement incorporates its legacy authorizations from its initial MTW Agreement and clarifies AHA's ability to use MTW-eligible funds outside of Section 8 and Section 9 of the 1937 Act. AHA's MTW Agreement was extended until June 30, 2018, and may be automatically extended for additional 10-year periods, subject to HUD approval and AHA meeting certain agreed-upon conditions. AHA developed its base Business Plan in FY 2004, which lays out AHA's strategic goals and objectives during the term of its MTW Agreement. AHA's Business Plan and its subsequent annual MTW Implementation Plans, on a cumulative basis, outline AHA's priority projects, activities and initiatives to be implemented during each fiscal year.

As authorized under its MTW Agreement, AHA has combined its Housing Choice Voucher funds, Public Housing Operating Subsidy and Capital Fund Program grants into an MTW Single Fund which may be used for MTW-eligible activities that best meet local low-income housing needs. Although the programmatic restrictions for the use of each of these funding sources have been waived under AHA's MTW Agreement, the various funds that make up AHA's MTW Single

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE A — ORGANIZATION AND NATURE OF OPERATIONS — continued

Fund continue to have different expiration dates, obligations, expenditure deadlines and drawdown conditions. AHA has elected not to include Replacement Housing Factor (RHF) grants in its MTW Single Fund.

HUD disburses Housing Choice Voucher funds based on a Public Housing Authority (PHA)'s historical housing assistance payment spend rate and projected need, rather than in 12 equal installments of the full annual authorization. PHAs may request additional disbursements up to their annual authorization, but must expend all funds drawn or face further disbursement reductions in the future. With approximately 85% of AHA's FY 2015 HUD funding coming from Housing Choice Voucher funds, HUD's disbursement approach has major implications to AHA's financial position and operations. In response to all of these factors, AHA adopted a cash management strategy designed to meet such funding requirements while preventing the forfeiture of funds as a result of expenditure deadlines. This strategy requires AHA to more carefully manage its draws from the three components of AHA's MTW Single Fund.

3. *Blended Component Units and Affiliate Entities*

To manage its business and financial affairs more effectively, AHA has created affiliate entities to support its various ventures. While AHA, the parent entity, manages federal programs, the affiliate entities support the various functions necessary to meet AHA's mission of providing quality affordable housing and related services and amenities.

Certain of these affiliate entities are considered blended component units in accordance with generally accepted accounting principles. Because of the nature and significance of their operational or financial relationships with AHA and, the fact that they provide services entirely, or almost entirely, to AHA or for the benefit of AHA, these component units are included in AHA's financial statements. Financial statements of each of the following blended component units are presented in Note B in **Other Supplementary Information**, except for one inactive unit as mentioned below.

- 230 John Wesley Dobbs Boulevard Ventures, Inc. (JWD) is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board in order to lessen the burdens of government by acquiring and holding title to real property and improvements, and by providing such real property and improvements to government agencies and tax-exempt organizations at cost.
- Atlanta Affordable Housing for the Future, Inc. (AAHFI) is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board in order to facilitate the revitalization of AHA-Owned distressed public housing projects. AAHFI participates in the revitalization of AHA-Sponsored communities by holding limited partnership interests in either the related development project partnership (Owner Entity) or an interest in the general partner of the related development project partnership of the various public/private partnerships that own the MIMF rental communities.
- Special Housing and Homeownership, Inc. (SHHI) is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board in order to develop, maintain and implement programs to assist income-eligible individuals in achieving the goal of homeownership.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE A — ORGANIZATION AND NATURE OF OPERATIONS — continued

- Renaissance Affordable Housing, Inc. (RAH) is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board in order for AHA to participate in the acquisition and development of certain properties to support the overall revitalization program at or near AHA communities or other appropriate locations in metropolitan-Atlanta.
- Strategic Resource Development Corporation, Inc. (SRDC) is a Georgia not-for-profit corporation created at the direction of the AHA Board to solicit and accept charitable donations to fund AHA initiatives.
- Westside Affordable Housing, Inc. (WAH) is a Georgia 501(c)(3) not-for-profit corporation created at the direction of the AHA Board in order for AHA to participate in the acquisition and development of certain properties to support the overall revitalization program at or near AHA communities or other appropriate locations in metropolitan-Atlanta.
- Atlanta Housing Investment Company, Inc. (AHICI) is a for-profit corporation created at the direction of the AHA Board in order to assist AHA in its revitalization efforts at or near AHA communities or other appropriate locations in metropolitan-Atlanta. AHICI participates in the revitalization of AHA-Sponsored communities by holding partnership and financial interests in various transactions.
- Atlanta Housing Development Corporation (AHDC) is a Georgia not-for-profit organization, organized solely to serve as an “instrumentality” of AHA for the purpose of issuing tax-exempt bonds for construction, acquisition and rehabilitation of low-income housing pursuant to Section 11(b) of the Housing Act of 1937, as amended (42 U.S.C. Section 1437i). This entity had no activity in recent years.

AHA has one affiliate, Atlanta Housing Opportunity, Inc. (AHOI) that is not a component unit. It is, however, considered a related entity. AHOI is a Georgia not-for-profit corporation created at the direction of the AHA Board in order to facilitate the Housing Opportunity Bond Program established by the City of Atlanta. The activities of AHOI are limited to participation in the Housing Opportunity Bond Program. Since the City of Atlanta is financially accountable and responsible for the debt of AHOI, the financial activity of AHOI is not included in AHA’s Financial Statements but is included in the City’s Financial Statements (see also Note S).

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies set out below have been applied consistently to all periods presented in the accompanying financial statements except for the change in accounting policy as explained below.

1. Change in Accounting Policy

During FY 2015, AHA adopted the accounting standard under Governmental Accounting Standards Board (GASB) No. 68 “*Accounting and Financial Reporting for Pensions*” and, accordingly, changed its accounting policy for its defined benefit pension plan, which was previously accounted for on a cash basis. Under GASB No. 68, AHA is required to include in its financial statements the net pension liability and any related unrecognized experience gain and loss as deferred inflows and deferred outflows, respectively (see also Note B.13 and Note P).

Although the new pension accounting standard was adopted during FY 2015, amounts previously reported in FY 2014 financial statements were restated as if the standard had been adopted on July 1, 2013.

The following table summarizes the adjustments made to the statement of net position at June 30, 2014 following the implementation of the new accounting policy:

	Balances at June 30, 2014, as previously reported	Restated balances at June 30, 2014
Deferred outflows	\$ —	\$ 193,549
Net pension plan liability	—	2,237,859
Deferred inflows	—	550,153
Net position — unrestricted	73,280,738	70,686,275
Total net position	439,952,443	437,357,980

The effects on the statement of revenues, expenses and changes in net position for the year ended June 30, 2014 were as follows:

Decrease in administration, including direct operating divisions	\$ 2,132,229
Decrease in net operating loss	2,132,229
Decrease in net position — beginning of year	4,726,691

The change in pension accounting policy had no net impact on the statement of cash flows for the year ended June 30, 2014.

2. Basis of Preparation and Accounting

The financial statements represent the combined net position and results of AHA and its blended component units, and have been prepared in accordance with generally accepted accounting principles (GAAP) of the United States of America as applied to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. AHA and its blended component units maintain their accounts substantially in accordance with the chart of accounts prescribed by HUD and are organized utilizing the fund accounting model. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

AHA accounts for its operations in a single enterprise fund. Enterprise funds account for those operations financed and operated in a manner similar to a private business or where AHA has decided that determination of revenue earned, costs incurred and net revenue over expense is necessary for management accountability.

Enterprise funds are proprietary funds used to account for business activities of special purpose governments for which a housing authority qualifies under GASB No. 34, *“Basic Financial Statements — and Management’s Discussion and Analysis — for State and Local Governments.”* Proprietary funds are accounted for using the economic resources measurement focus and the accrual basis of accounting, whereby all revenues are recognized in the period in which they are earned and expenses are recognized in the period in which the liability is incurred regardless of the timing of the related cash flows. All assets and deferred outflows and liabilities and deferred inflows associated with the operation of the Authority are included in the statements of net position. The statements of revenues, expenses and changes in net position present increases (revenues and capital contributions) and decreases (expenses) in total net position.

During FY 2015 and 2014, AHA adopted the following GASB Standards:

- GASB No. 68 *“Accounting and Financial Reporting for Pensions.”* Under the new standard, the financial statements contain a liability which is the amount of the unfunded pension liability, referred to in the new standard as the net pension liability (NPL). The NPL is the total pension liability (TPL) less the plan’s fiduciary net position (PFNP). The PFNP represents the fair value of plan assets which are available to pay the pension benefits. The NPL is measured as of a date no earlier than the end of the employer’s prior fiscal year (measurement date).
- GASB No. 71 *“Pension Transition for Contributions Made Subsequent to the Measurement Date — an amendment of GASB Statement No. 68.”* The new standard improves the accounting and financial reporting by addressing an issue with contributions, if any, made by a state or local government employer or non-employer contributing entity to a defined benefit pension plan after the measurement date of the government’s beginning net pension liability. This standard did not apply to the Authority.

3. *Inter-company and Inter-program Receivables and Payables*

Inter-company and inter-program receivables and payables are the result of the use of a central fund as the common paymaster for shared costs of AHA. All inter-company and inter-program balances net to zero when combined and, hence, are eliminated for financial statement presentation. All programs aggregate into one single enterprise fund.

4. *Cash and Cash Equivalents*

Cash is stated at cost, which approximates fair value, and consists primarily of cash in checking accounts. All funds on deposits are FDIC-insured up to \$250,000 per institution or are fully collateralized in accordance with guidance recommended by HUD. HUD requires Housing Authorities to invest excess HUD funds in obligations of the United States, certificates of deposit or any other federally insured investments.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

5. Fair Value of Financial Instruments

The carrying amount of AHA's financial instruments at June 30, 2015 and 2014, which include cash, investments, accounts receivable, accounts payable and other current liabilities, approximates fair value due to the relatively short maturity of these instruments.

6. Inventories

AHA maintains no inventory. All supplies are expensed when purchased. Supplies on hand are nominal.

7. Prepaid Expense

Payments made to vendors for goods or services that will benefit periods beyond the fiscal year end are recorded as prepaid expense. Prepaid expense at June 30, 2015 and 2014 consisted primarily of prepaid insurance premiums, software licenses and service contracts.

8. Restricted Assets

Certain assets may be classified as restricted assets on the statements of net position because their use is restricted by time or specific purpose. AHA's practice is to expend restricted assets prior to utilizing unrestricted assets if allowable for the intended purpose.

9. Valuation and Other Allowances

Management regularly evaluates the loans and certain other receivables for collectability and records a valuation allowance for loans and other receivables it determines may not be fully collectible. AHA adjusts the valuation allowance when appropriate.

Under AHA's Down Payment Assistance (DPA) program, homeownership down payment loans are made to first-time homebuyers. These loans are fully reserved at closing. The homeowner is subject to AHA's recapture policy as part of the terms and conditions of the DPA program. The term of the subsidy loan is for ten years and can be forgiven based on the following: 100 percent recapture is in effect during the first five years of the loan; and the loan amount begins to burn off at 20 percent increments yearly, starting in year six through year ten.

AHA establishes an allowance for all unpaid balances from tenants for accounts receivable aged past 60 days.

10. 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.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

The costs of normal and extraordinary maintenance and repairs that do not add value to the asset or extend the useful life of the asset are expensed as incurred. Generally, demolition costs, land preparation, soil remediation and other site improvement costs that do not add value are expensed as operating items.

Depreciation is calculated using the straight-line method assuming the following useful lives:

Buildings	20–40 years
Building improvements	10–30 years
Building equipment	10–15 years
Land improvements	15 years
Equipment	3–10 years

Long-lived assets are reviewed annually for impairment under the provisions and in accordance with GASB No. 42, *“Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries.”*

AHA owns several paintings of historical significance which are being preserved for future educational and exhibition purposes. These works of art, commissioned in the 1940s at minimal cost, have an appraised value in excess of \$800,000, but have not been recorded on AHA’s books pursuant to the guidance of GASB No. 34.

11. Income and Property Taxes

Income received or generated by AHA is not generally subject to federal income tax, pursuant to Section 115 of the Internal Revenue Code (IRC). 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.

12. Accrued Compensated Absences

A liability for compensated absences (vacation) is accrued as employees earn the right to receive the benefit. The accrued liability is classified under current liabilities, as vacation is expected to be taken in the ensuing year.

13. Pension Plan

As a result of a change in accounting policy, as described in Note B.1, AHA accounts for its defined benefit pension plan in accordance with GASB 68, which requires the liability of employers (net pension liability) to be recorded and included in the employers’ financial statements. The net pension liability is measured as the portion of the present value of projected benefit payments to be provided through the pension plan to current active and inactive employees that is attributed to those employees’ past periods of service (total pension liability), less the amount of the pension plan’s fiduciary net position (plan assets). AHA’s net pension liability was measured as of the end of its fiscal year (the measurement date) consistently applied from period to period.

The pension expense recognized during a fiscal year primarily results from changes in the components of the net pension liability; that is, changes in the total pension liability and in the pension plan’s fiduciary net position.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

Most changes in the net pension liability are required to be included in pension expense in the period of the change. Changes in the total pension liability resulting from current-period service cost, interest on the total pension liability and changes of benefit terms are required to be included in pension expense immediately. Projected earnings on the pension plan's investments are also required to be included in the determination of pension expense immediately.

The effects of certain other changes in the net pension liability are required to be included in pension expense over the current and future periods. The effects on the total pension liability of (1) changes of economic and demographic assumptions or of other inputs, and (2) differences between expected and actual experience are required to be included in pension expense in a systematic and rational manner over a closed period equal to the average of the expected remaining service lives of all employees who are provided with benefits through the pension plan (active and inactive employees), beginning with the current period. The effect on the net pension liability of differences between the projected earnings on pension plan investments and actual experience with regard to those earnings is required to be included in pension expense in a systematic and rational manner over a closed period of five years, beginning with the current period. Changes in the net pension liability not included in pension expense are required to be reported as deferred outflows or deferred inflows related to pensions.

14. Fee and Interest Income Recognition on Related-Party Development and Other Loans

In connection with its Revitalization Program, AHA earns developer and other fees in its role as sponsor and co-developer. Developer and other fees are recorded as earned. Collection of developer fees are generally tied to equity payments from the tax credit investors.

Interest on the related-party development loans is subordinated and contingent on cash flows from the property. Recognition of interest income does not occur until payments are received or are reasonably expected to be received.

15. Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services or producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating revenues include mainly income derived from operating funds received from HUD, namely Section 8 and Section 9 subsidies, tenant dwelling revenue, Section 8 portability revenue and fees earned in conjunction with development activities under its revitalization program. When grant funds are used for operating expenses, AHA recognizes operating revenues at the time such costs are incurred, pursuant to a drawdown process on a reimbursement basis.

Operating expenses for proprietary funds include the cost of housing assistance to low-income families, operating housing units and providing tenant services, revitalization, demolition and remediation, administrative expenses and depreciation on capital assets.

Non-operating revenues and expenses include interest and investment income, gain and loss from the sale of assets, adjustments to valuation allowances and interest expense.

Capital contributions include MTW Single Fund and development grants used for capitalized expenditures, including loans, in connection with modernization and revitalization and development activities.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE B — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES — continued

When AHA completes capital improvements to be paid with grants, AHA's right to be reimbursed by HUD is perfected, and AHA records the asset and corresponding capital grant revenue as the work progresses. The unexpended portions of the grants held by HUD for AHA's account remain available for AHA's use, subject to the terms of the grant agreements and other agreements with HUD. The unexpended portions of the grants held by HUD are not reflected in AHA's financial statements.

16. Unearned Revenue

Unearned revenue consists primarily of payments received from non-HUD sources that have not been earned in the current period. Unearned revenue also arises when resources are received by the Authority before it has a legal claim to them, as and when grant monies are received prior to meeting all eligibility requirements and/or the occurrence of qualifying expenditures.

17. Self-insurance and Litigation Losses

AHA recognizes estimated losses related to self-insured workers' compensation claims and litigation claims in the period in which the event giving rise to the loss occurred when the loss is probable and reasonably estimable (see further disclosure in Note N).

18. Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that may affect the reported amounts of assets and deferred outflows and liabilities and deferred inflows, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from those estimates. Material estimates relate to the valuation of related-party development and other loans.

19. Risk Management

AHA is exposed to various risks of loss related to: torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. AHA carries commercial insurance and certain reserves deemed sufficient to cover potential uninsured losses.

20. Budgets

On an annual basis, AHA submits its Comprehensive Operating and Capital Budget to the Board for approval. Throughout the fiscal year, the Budget is used as a management tool to plan, control and evaluate spending for major activities and programs. Budgets are not required for financial statement presentation.

21. Change in Presentation

Certain reclassifications within operating expenses have been made to the prior year's financial statements to conform to the current year's presentation. These reclassifications had no effect on total net position.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE C — CASH AND CASH EQUIVALENTS

Cash consists primarily of cash in checking accounts. Cash is classified as “Unrestricted” and “Restricted” for financial presentation purposes based on HUD guidance:

- *Cash — Unrestricted* includes cash available for program purposes including current operations working capital and reserves. Because the funds are not tied to a certain program or property, they are classified as unrestricted. They remain subject, however, to varying degrees of restrictions. For example, HUD approval is required, with some limited exceptions, to use or deploy these funds strategically outside of the ordinary course of AHA’s business under the MTW Agreement. In all cases, AHA’s assets are subject to the limitations of AHA’s charter and the Housing Authorities Laws of the State of Georgia.
- *Cash — Restricted* includes cash to be expended for specific purposes based on the source of the money. AHA’s restricted cash generally includes: proceeds from the sale of property acquired with grant or development funds; program income from specific grants; income generated from development activities; resident security deposits; and public improvement funds.

Cash at June 30, 2015 and 2014 consisted of the following:

	2015	2014
Unrestricted cash		
MTW cash	\$ 34,398,960	\$ 40,155,419
MTW program income	3,459,895	2,984,803
Perry Bolton TAD program income	20,834,502	21,358,764
National Housing Compliance	7,911,560	8,308,144
Component units	2,500,571	2,623,583
Other	5,823	—
	<u>69,111,311</u>	<u>75,430,713</u>
Restricted cash		
Development-related program income	32,294,370	31,426,273
Public improvement funds	6,747,952	6,752,447
Proceeds from disposition activity	10,832,375	10,505,955
Perry program income	1,245,211	1,254,602
Harris program income	1,156,193	1,196,193
Resident security deposits	339,288	337,996
Other	505,092	265,705
	<u>53,120,481</u>	<u>51,739,171</u>
	<u><u>\$ 122,231,792</u></u>	<u><u>\$ 127,169,884</u></u>

All funds on deposits are FDIC-insured up to \$250,000 per institution or are fully collateralized in accordance with guidance recommended by HUD. At June 30, 2015 and 2014, the market value of collateral held by a third party on behalf of AHA to cover deposits exceeding the FDIC-insured funds amounted to \$119,851,925 and \$125,296,143, respectively.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE D — RECEIVABLES

Current receivables at June 30, 2015 and 2014 consisted of the following:

	2015	2014
HUD grants receivable	\$ 1,168,375	\$ 527,955
Other receivables (net of allowance of \$322,044 and \$217,792 in 2015 and 2014, respectively)	1,436,797	1,382,776
Development and other fees receivable — current portion	4,500	52,804
Tenant dwelling rents (net of allowance of nil and \$2,515 in 2015 and 2014, respectively)	4,259	14,625
Public improvement advances	—	47,400
	<u>\$ 2,613,931</u>	<u>\$ 2,025,560</u>

HUD grants receivable consists primarily of expenditures associated with Replacement Housing Factor (RHF) grants that have been expended by AHA but not yet reimbursed by HUD.

Other receivables consist primarily of operating subsidy overpayments due by Owner Entities of MIMF rental communities as a result of true-ups, receivables from other housing authorities for Section 8 portability payments and administration fees earned but yet to be received from National Housing Compliance, Inc.

NOTE E — INVESTMENTS, RESTRICTED

Investments, restricted include operating reserves that are held by escrow agents at various bank institutions for the benefit of investors and Owner Entities of the MIMF rental communities. These reserves are restricted in accordance with agreements entered into in conjunction with the development of these properties. These reserves cannot be readily liquidated due to such restrictions.

As the restrictions on these investments is not dictated by the source of funds, they are presented as Other Assets on the Financial Data Schedule of Combining Program Net Position provided in **Other Supplementary Information**. These investments consisted primarily of deposits in money market funds and amounted to \$9,694,557 and \$9,328,012 at June 30, 2015 and 2014, respectively.

NOTE F — RELATED-PARTY DEVELOPMENT AND OTHER LOANS, DEVELOPMENT RECEIVABLES AND INVESTMENTS IN PARTNERSHIPS

GAAP defines “related parties” as those parties that can significantly influence the management or operating policies of the transacting parties or that have an ownership interest in one of the transacting parties. Related-party development and other loans, development receivables and investments in partnerships at June 30, 2015 and 2014 consisted of the following:

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE F — RELATED-PARTY DEVELOPMENT AND OTHER LOANS, DEVELOPMENT RECEIVABLES AND INVESTMENTS IN PARTNERSHIPS — continued

	2015	2014
Development loans (net of allowance of \$30,760,489 in 2015 and 2014)	\$ 164,239,267	\$ 162,205,779
Other loans (net of allowance of \$3,371,032 in 2015 and 2014)	9,589,963	9,425,255
Development and other fees receivable (net of allowance of \$122,472 in 2015 and 2014)	2,187,907	2,009,175
Investments in partnerships (net of allowance of \$414,493 in 2015 and 2014)	—	—
Other	58,000	—
	<u>\$ 176,075,137</u>	<u>\$ 173,640,209</u>

Development loans

AHA makes subordinated development loans (construction and permanent) to the Owner Entities (private-sector owners) in conjunction with financing arrangements related to the development of AHA-Sponsored MIMF rental communities. These subordinated loans are fully obligated to the Owner Entities at the financial closing and represent AHA's share of the development budget for AHA-assisted Annual Contribution Contract (ACC) units. During FY 2015, loan advances were funded from Replacement Housing Factor (RHF) funds and MTW funds. Prior to FY 2015, the loan advances were funded using MTW funds, HOPE VI grants, public-housing-development funds and/or RHF funds. The loans are amortized over periods generally up to 55 years and bear interest at various rates, as agreed to by AHA and individual Owner Entities, and approved by HUD. The respective loan agreements provide that these loans will be repaid by the Owner Entity to AHA from net cash flow, net project proceeds and/or condemnation proceeds for such phases to the extent such amounts are available.

For most of these development projects, AHA owns the land and enters into a long-term ground-lease agreement with the Owner Entity for periods up to 55 years. At the end of the ground-lease, the land and improvements revert to AHA. Revenues derived from these leases are nominal.

Other loans

Other loans that support AHA's mission are comprised of various financing arrangements and include: (i) loans to the Owner Entities of MIMF rental communities for acquisitions and site improvements; (ii) loans to private sector development partners, representing the value of the lots supporting the financing and construction of single-family homes as a component of the AHA-Sponsored master-planned communities; (iii) a financing arrangement with a related Owner Entity of a MIMF rental community related to a land sale; (iv) loans to the Owner Entities of MIMF rental communities in order to meet federal statutory requirements (these loans are fully reserved); (v) predevelopment loans to development partners (typically an affiliate of the Owner Entity) prior to the financial closing to facilitate development of the site; and (vi) gap financing to facilitate the construction of properties with up to a 15-year renewable PBRA agreement with private owners.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE F — RELATED-PARTY DEVELOPMENT AND OTHER LOANS, DEVELOPMENT RECEIVABLES AND INVESTMENTS IN PARTNERSHIPS — continued**Development and other fees receivable**

AHA earns development and other fees associated with the construction and revitalization activities at the MIMF rental communities and from certain properties with Project Based Rental Assistance (PBRA) agreements. As a component of the AHA-Sponsored Master-planned communities, AHA may also earn homeownership participation profit from private sector development partners in the financing and construction of single-family homes.

Related-party development income and expense

Related-party development income and expense for the years ended June 30, 2015 and 2014 consisted of the following:

	2015	2014
Type of income (expense)		
Interest income	\$ 1,074,384	\$ 563,150
Development related income	969,790	1,337,407
Housing assistance payments to Owner Entities of the MIMF rental communities where AHA has a Regulatory and Operating Agreement for public housing units	(11,914,067)	(15,035,892)
Housing assistance payments to private owners/Owner Entities where AHA has a PBRA Agreement	(15,398,240)	(13,222,068)

Other Related-Party Information

Owner Entity financial statements are audited by independent accounting firms hired by the managing general partner of each respective Owner Entity. See Note B.14 and **Other Supplementary Information** for further related-party information.

NOTE G — OTHER RELATED-PARTY TRANSACTIONS***National Housing Compliance, Inc.***

National Housing Compliance, Inc. (NHC) was formed in August 1999 as a 501(c)(4) not-for-profit corporation pursuant to the laws of the State of Georgia for the purpose of administering Housing Assistance Payments Contracts between HUD and private owners of multi-family housing with project-based rental assistance. NHC, headquartered in Atlanta, Georgia, is comprised of 11 member organizations, including AHA (Members). 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. As a Member, AHA received unrestricted contributions (operating revenue) of \$630,872 and \$845,317 for the years ended June 30, 2015 and 2014, respectively, from NHC activities in Illinois and Georgia.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE H — CAPITAL ASSETS

A summary of changes in capital assets of the Authority for the years ended June 30, 2015 and June 30, 2014, respectively, is presented below:

	Balance at June 30, 2014	Additions and reclasses	Disposals and reclasses	Balance at June 30, 2015
Capital assets, not being depreciated:				
Land	\$ 67,385,129	\$ 600,767	\$ (273,250)	\$ 67,712,646
Modernization in process	777,689	2,494,118	(426,513)	2,845,294
Total capital assets, not being depreciated	68,162,818	3,094,885	(699,763)	70,557,940
Depreciable capital assets:				
Land improvements	24,511,572	154,666	314,668	24,980,906
Buildings and improvements	121,346,068	717,120	10,872	122,074,060
Equipment	35,836,964	2,591,112	(52,290)	38,375,786
Total depreciable capital assets	181,694,604	3,462,898	273,250	185,430,752
Less accumulated depreciation				
Land improvements	(12,745,865)	(1,931,608)	76,104	(14,601,369)
Buildings and improvements	(67,670,836)	(5,413,554)	(109,571)	(73,193,961)
Equipment	(18,402,423)	(4,559,966)	33,467	(22,928,922)
Total accumulated depreciation	(98,819,124)	(11,905,128)	—	(110,724,252)
Total depreciable capital assets, net	82,875,480	(8,442,230)	273,250	74,706,500
Total capital assets, net	\$ 151,038,298	\$ (5,347,345)	\$ (426,513)	\$ 145,264,440

	Balance at June 30, 2013	Additions and reclasses	Disposals and reclasses	Balance at June 30, 2014
Capital assets, not being depreciated:				
Land	\$ 62,264,559	\$ 5,830,750	\$ (710,180)	\$ 67,385,129
Modernization in process	2,388,919	2,265,558	(3,876,788)	777,689
Total capital assets, not being depreciated	64,653,478	8,096,308	(4,586,968)	68,162,818
Depreciable capital assets:				
Land improvements	24,505,186	8,577	(2,191)	24,511,572
Buildings and improvements	146,225,547	40,477	(24,949,956)	121,346,068
Equipment	32,116,732	3,815,676	(95,444)	35,836,964
Total depreciable capital assets	202,877,465	3,864,730	(25,047,591)	181,694,604
Less accumulated depreciation				
Land improvements	(11,012,831)	(1,733,034)	—	(12,745,865)
Buildings and improvements	(82,382,766)	(10,238,026)	24,949,956	(67,670,836)
Equipment	(15,699,527)	(2,798,340)	95,444	(18,402,423)
Total accumulated depreciation	(109,095,124)	(14,759,400)	25,045,400	(98,819,124)
Total depreciable capital assets, net	93,782,341	(10,904,670)	(2,191)	82,875,480
Total capital assets, net	\$ 158,435,819	\$ (2,808,362)	\$ (4,589,159)	\$ 151,038,298

The cost and accumulated depreciation of AHA assets financed under an Energy Performance Contract (EPC) capital lease at June 30, 2015 and 2014 were as follows:

	2015	2014
Building Improvements	\$ 5,488,996	\$ 5,488,996
Equipment	6,440,908	6,440,908
	11,929,904	11,929,904
Accumulated Depreciation	(2,623,204)	(1,645,806)
	\$ 9,306,700	\$ 10,284,098

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE H — CAPITAL ASSETS — continued

No interest was capitalized during FY 2015 or 2014 since the project was substantially complete in FY 2013.

NOTE I — OTHER NON-CURRENT ASSETS

Other non-current assets at June 30, 2015 and 2014 consisted of the following:

	<u>2015</u>	<u>2014</u>
Public improvement advances due from the City of Atlanta and related entities	\$ 9,444,402	\$ 5,838,576
Homeownership down payment assistance loans (net of allowance of \$6,833,315 and \$5,285,679 in 2015 and 2014, respectively)	—	—
	<u>\$ 9,444,402</u>	<u>\$ 5,838,576</u>

During the fiscal year ended June 30, 2014, AHA received a cash amount of \$21,358,764 in repayment of prior year public improvements from the Perry Bolton Tax Allocation District (TAD) bond issuance.

Under its Down Payment Assistance (DPA) program, AHA issued payments of \$1,627,636 and \$717,000 during the years ended June 30, 2015 and 2014, respectively. As described in Note B.9 — *Valuation and Other Allowances*, these loans are fully reserved at closings.

NOTE J — ACCRUED LIABILITIES

Accrued liabilities at June 30, 2015 and 2014 consisted of the following:

	<u>2015</u>	<u>2014</u>
Accrued expense	\$ 7,591,807	\$ 6,320,755
Wages and benefits	597,932	1,653,106
Compensated absences	1,044,072	883,025
Contract retention	369,849	469,306
Insurance, claims and litigation (Note N)	330,000	447,500
Interest payable	146,309	149,620
	<u>\$ 10,079,969</u>	<u>\$ 9,923,312</u>

Compensated absences at June 30, 2015 consisted of the following:

	<u>Balance at June 30, 2014</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at June 30, 2015</u>
Compensated absences	\$ 883,025	262,710	(101,663)	\$ 1,044,072

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE J — ACCRUED LIABILITIES — continued

Compensated absences at June 30, 2014 consisted of the following:

	Balance at June 30, 2013	Additions	Reductions	Balance at June 30, 2014
Compensated absences	<u>\$ 1,022,971</u>	<u>88,723</u>	<u>(228,669)</u>	<u>\$ 883,025</u>

The accrued liability for compensated absences is presented as a current liability as the compensated absences are expected to be taken within the next 12 months.

NOTE K — OTHER CURRENT LIABILITIES

Other current liabilities at June 30, 2015 and 2014 consisted of the following:

	2015	2014
Public improvement advances received from the City of Atlanta and related entities	\$ 6,747,952	\$ 6,750,722
Resident security deposits	339,288	337,996
Other	1,194,312	969,289
	<u>\$ 8,281,552</u>	<u>\$ 8,058,007</u>

NOTE L — LONG-TERM DEBT

Long-term debt at June 30, 2015 consisted of the following:

	Balance at June 30, 2014	Additions	Reductions	Balance at June 30, 2015	Non- current	Current
EPC Capital Lease	<u>\$ 8,988,603</u>	<u>—</u>	<u>(198,878)</u>	<u>\$ 8,789,725</u>	<u>\$ 8,566,548</u>	<u>\$223,177</u>

Long-term debt at June 30, 2014 consisted of the following:

	Balance at June 30, 2013	Additions	Reductions	Balance at June 30, 2014	Non- current	Current
EPC Capital Lease	<u>\$ 9,451,999</u>	<u>—</u>	<u>(463,396)</u>	<u>\$ 8,988,603</u>	<u>\$ 8,789,725</u>	<u>\$198,878</u>

Interest expense incurred in connection with the EPC capital lease amounted to \$444,322 and \$461,699 for the years ended June 30, 2015 and 2014, respectively.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE L — LONG-TERM DEBT — continued**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.

During FY 2012, AHA consummated an EPC which combined an EPC capital lease of \$9,104,935 with MTW funds to fund capital improvements for energy conservation and efficiency solutions at the AHA-Owned Residential Communities.

This project was completed at a total cost of \$11,929,904, including capitalized interest. MTW funds of \$2,249,034 were used to supplement the proceeds from the EPC capital lease.

Long-term debt service payments

Long-term debt service payments under the EPC capital lease scheduled for the next five fiscal years and thereafter are as follows:

	Principal	Interest	Total
2016	\$ 223,177	\$ 437,728	\$ 660,905
2017	254,268	426,614	680,882
2018	287,507	413,952	701,459
2019	323,019	399,634	722,653
2020	360,934	383,547	744,481
Thereafter	7,340,820	2,592,990	9,933,810
	<u>\$ 8,789,725</u>	<u>\$ 4,654,465</u>	<u>\$ 13,444,190</u>

NOTE M — OTHER NON-CURRENT LIABILITIES

Other non-current liabilities at June 30, 2015 and 2014 consisted of the following:

	2015	2014
Deferred gain on land sale	\$ 2,281,440	\$ 2,281,440
Unearned rooftop satellite lease revenue	157,396	224,850
	<u>\$ 2,438,836</u>	<u>\$ 2,506,290</u>

In accordance with GAAP requirements for non-monetary transactions, the gain on the sale of land was deferred due to the non-cash consideration received in exchange, thereby not meeting the revenue recognition criteria.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE N — INSURANCE, CLAIMS AND LITIGATION

AHA is exposed to various risks of loss related to: torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. AHA carries commercial insurance and certain reserves deemed sufficient to cover potential uninsured losses.

Self-insurance plan — workers' compensation

AHA is self-insured for workers' compensation claims and has purchased excess insurance for its workers' compensation self-insurance plan, which limits its liability to \$400,000 per accident. AHA has a system in place to identify incidents which might give rise to workers' compensation claims. It uses this information to compute an estimate of loss due to claims asserted and incidents that have been incurred but not reported. Settled claims have not exceeded the self-insured retention in any part of the past five years. AHA has recorded an estimated liability of \$30,000 and \$60,000 as of June 30, 2015 and 2014, respectively.

Litigation and claims

AHA is party to legal actions arising in the ordinary course of business. Certain actions are in various stages of the litigation process and their ultimate outcome cannot be determined currently. Accordingly, potential liabilities in excess of insurance coverage may not be reflected in the accompanying financial statements. The financial statements include estimated liabilities in the amount of \$300,000 and \$387,500 as of June 30, 2015 and 2014, respectively.

NOTE O — CONTINGENCIES AND UNCERTAINTIES

Easements, liens and other contractual obligations

Generally, real property owned by AHA under the public housing program or purchased using public housing development funds is subject to a HUD declaration of trust and most have various customary easements (e.g., utility rights-of-way). From time to time, mechanics' liens or other such liens may be recorded against AHA-Owned property. Notwithstanding any such liens, under Georgia law, all real property owned by AHA is exempt from levy and sale by virtue of execution, other judicial process or judgment. Additionally, real property owned by AHA affiliate entities and leasehold interests in AHA real property (ground-leased to Owner Entities in connection with mixed-income rental communities) may be subject to mortgage liens and other contractual obligations.

Valuation of related-party development loans

The multi-family rental housing market is affected by a number of factors such as overall economic conditions, unemployment rates, mortgage interest rates, supply and demand, changes in neighborhood demographics and growth of the metropolitan-Atlanta area. Because related-party development loans to Owner Entities of the MIMF multi-family rental communities are subordinated and payable from net cash flows, local market conditions could impact the value of those receivables as reflected on AHA's books. AHA's strategy is to monitor the performance of the properties and local market conditions.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE P — DEFINED BENEFIT PENSION PLAN**Plan description**

AHA's Pension Plan (the Plan) is a single-employer, non-contributory defined benefit pension plan under a group annuity contract with Massachusetts Mutual Life Insurance Company, an insurance carrier, which maintains custody of Plan assets, administers the Plan and invests all funds through a General Investment account and a separate Money Market account. AHA is not required to provide a separate audited GAAP-basis pension plan report. Assets of the Plan represent less than one percent of the insurance carrier's total assets. None of the Plan's investments is the property of AHA.

The AHA Board froze the Plan as of December 31, 2007. No employees hired or rehired on or after January 1, 2008, may be added to or accrue additional benefits under the Plan. The Board also froze benefit accruals under the Plan for all current participants, except certain vested employees whose age plus years of service equaled 60 at December 31, 2007 and who elected to continue accruals under the Plan (grandfathered employees) and who elected to take the lump-sum cash payments. As a result, on and after January 1, 2008, service is credited for active and accruing participants only.

In FY 2009, AHA offered and made lump sum cash payments to those plan participants who were no longer employed with AHA, had vested in a retirement benefit but who had not retired nor been certificated by the Plan administrator. AHA is no longer liable to fund future retirement benefits for those 304 participants who elected to take their retirement benefit under the lump sum option. The Plan document received a favorable determination letter from the IRS on June 3, 2011.

The Plan provides retirement, disability and death benefits to the eligible participants and their beneficiaries. A participant is vested in her or his accrued benefits after five years of service. Monthly normal retirement benefits are calculated as 1.9% of one-twelfth of the participant's career earnings paid by AHA as an active participant of the Plan plus one-twelfth of the benefit in Appendix A of the Plan document for service before January 1, 1971. Participants may retire at the later of age 65 and fifth anniversary of the effective date of participation. Any participant who has attained the age of 55 and has completed five years of service may elect for early retirement with reduced benefits. Disability retirement benefits are determined in the same manner as retirement benefits but are payable immediately unless a disabled participant covered by AHA's long-term disability plan elects for the deferred option. Vested participants are entitled to a death benefit payable at 50% of the amount that would have been payable to the participant under the 50% Joint and Survivor Option provided in the plan document.

The Plan's benefit terms does not provide for cost-of-living adjustment on post-retirement benefits.

At June 30, 2015 and 2014, the Plan included the following participants:

	2015	2014
Inactive participants or beneficiaries currently receiving benefits	534	551
Inactive participants entitled to but not yet receiving benefits	245	256
Active participants	10	11
	<u>789</u>	<u>818</u>

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE P — DEFINED BENEFIT PENSION PLAN — continued**Net pension liability**

AHA's net pension liability was measured at June 30, 2015 and 2014, corresponding to the dates where the total pension liability used to calculate the net pension liability was determined by an actuarial valuation.

Actuarial assumptions

The total pension liability in the June 30, 2015 and 2014 actuarial valuation was determined using the entry age actuarial cost method and the following actuarial assumptions applied to all periods included in the measurement:

	2015	2014
Inflation	2.0%	2.0%
Salary increases	4.0%	4.0%
Investment rate of return	level equivalent rate of 4.9%	level equivalent rate of 4.9%

Mortality rates were based on the RP-2000 Health Annuitant Mortality Table for Males or Females, as appropriate, with adjustments for mortality improvements based on Scale AA.

Changes in net pension liability

The net pension liability is comprised of the total pension liability less the plan fiduciary net position (plan net assets). A summary of changes in each of these components of the net pension liability for the years ended June 30, 2015 and June 30, 2014, respectively, is presented below:

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balances at June 30, 2014	\$ 42,993,210	\$ 40,755,351	\$ 2,237,859
Changes during the year			
Service cost	130,078		130,078
Interest	2,009,842		2,009,842
Difference between expected and actual experience	(500,189)		(500,189)
Contribution - employer		1,000,000	(1,000,000)
Projected earnings on plan fiduciary net position		1,951,673	(1,951,673)
Difference between projected and actual earnings on plan fiduciary net position		(746,677)	746,677
Benefit payments	(2,850,564)	(2,850,564)	-
Net changes	(1,210,833)	(645,568)	(565,265)
Balances at June 30, 2015	<u>\$ 41,782,377</u>	<u>\$ 40,109,783</u>	<u>\$ 1,672,594</u>

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE P — DEFINED BENEFIT PENSION PLAN — continued

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a)-(b)
Balances at June 30, 2013	\$ 44,157,073	\$ 39,400,453	\$ 4,756,620
Changes during the year			
Service cost	166,019		166,019
Interest	2,093,307		2,093,307
Difference between expected and actual experience	(550,153)		(550,153)
Contribution - employer		2,500,000	(2,500,000)
Projected earnings on plan fiduciary net position		1,921,483	(1,921,483)
Difference between projected and actual earnings on plan fiduciary net position		(193,549)	193,549
Benefit payments	(2,873,036)	(2,873,036)	-
Net changes	(1,163,863)	1,354,898	(2,518,761)
Balances at June 30, 2014	\$ 42,993,210	\$ 40,755,351	\$ 2,237,859

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of AHA calculated using a level equivalent rate of 4.9 percent, as well as what AHA's net pension liability would be if the total pension liability were calculated using a discount rate that is 1-percentage-point lower (3.9 %) or 1-percentage-point higher (5.9 %) than the current rate:

	1% Decrease (3.9%)	Current Discount (4.9%)	1% Increase (5.9%)
Net pension liability (asset)	\$ 5,696,594	\$ 1,672,594	\$ (3,123,406)

Pension Expense

For the year ended June 30, 2015 and 2014, AHA recorded pension expense in the amount of \$183,604 and \$367,771, respectively. Components of the pension expense are as follows:

	2015	2014
Service cost	\$ 130,078	\$ 166,019
Interest	2,009,842	2,093,307
Amortization of deferred inflows	(43,353)	-
Projected earnings on plan fiduciary net position	(1,951,673)	(1,921,483)
Amortization of deferred outflows	38,710	29,928
Total pension expense	\$ 183,604	\$ 367,771

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE P — DEFINED BENEFIT PENSION PLAN — continued**Deferred Outflows and Deferred Inflows related to the Plan**

At June 30, 2015 and 2014, AHA recorded deferred outflows and deferred inflows related to its pension plan from the following sources:

	At June 30, 2015	
	Deferred Outflows	Deferred Inflows
Difference between projected and actual earnings on pension plan investments, unamortized portion	\$ 901,516	\$ -
Difference between expected and actual experience on projected liability, unamortized portion	-	1,006,989
Total	<u>\$ 901,516</u>	<u>\$ 1,006,989</u>

	At June 30, 2014	
	Deferred Outflows	Deferred Inflows
Difference between projected and actual earnings on pension plan investments, unamortized portion	\$ 193,549	\$ -
Difference between expected and actual experience on projected liability, unamortized portion	-	550,153
Total	<u>\$ 193,549</u>	<u>\$ 550,153</u>

The difference between projected and actual earnings reported as deferred outflows is amortized over a 5-year period. The difference between expected and actual experience on projected liability is amortized over a period of 12.5 and 12.7 years, respectively for FY 2015 and FY 2014, corresponding to the average of the expected remaining service lives of all active and inactive employees provided benefits through the pension plan. Amounts reported as deferred outflows and deferred inflows at June 30, 2015 will be amortized and, in aggregate, added to (deducted from) future pension expenses as follows:

<u>Years ending June 30,</u>	
2016	\$ 104,709
2017	104,709
2018	104,709
2019	104,709
2020	65,998
Thereafter	(590,307)

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE P — DEFINED BENEFIT PENSION PLAN — continued

Funding policy

AHA's funding policy is to contribute an amount equal to or greater than the minimum required contribution. The Actuarial Standard of Practice recommends the use of best-estimate range for each assumption, based on past experience, future expectations and application of professional judgment. The recommended contributions were computed as part of the actuarial valuations performed as of January 1, 2015 and 2014, respectively. Beginning June 1996, AHA's contributions were determined under the Projected Unit Credit Actuarial Cost method (pay-related benefit formula). For the fiscal year ended June 30, 2015 and 2014, AHA funded pension payments of \$1,000,000 and \$2,500,000, respectively. Such payments were greater than AHA's minimum annual required contributions under Georgia State Code 47-20-10 in each of those years. Refer to **Required Supplementary Information** section for additional information.

NOTE Q — DEFERRED COMPENSATION AND DEFINED CONTRIBUTION PLANS

AHA offers its employees a deferred compensation plan created in accordance with IRC Section 457 (the 457 Plan). The 457 Plan is available to all full-time eligible employees and permits participants to defer a portion of their salary until future years. Effective February 1, 2008, all eligible employees had the option to participate in the 457 Plan with a deferral rate of two percent. Employees may change their deferral rates at any time. Employee contributions of \$1,029,047 and \$914,044 were made to the plan in FY 2015 and FY 2014, respectively.

In conjunction with changes made to the Defined Benefit Plan, effective February 1, 2008, AHA's Board also approved the creation of the new Defined Contribution Plan under IRC Section 401(a) (the 401(a) Plan), for all eligible employees. The 401(a) Plan provides an employer-matching contribution on amounts that employees defer into the 457 Plan, equal to 100 percent of the first two percent deferred by the participant. Additional matching contributions are made based on the participant's years of service with AHA as well as position level. In addition, further contributions can be made at the discretion of management. The employer contribution to the 401(a) Plan amounted to \$696,209 and \$604,570 during FY 2015 and FY 2014, respectively. Subject to a three-year vesting period, amounts from these plans are available to participants at the time of termination, retirement, and death or emergency. As required by federal regulations, the funds are held in trust for the exclusive benefit of participants and their beneficiaries.

Both of the plans are administered by Wells Fargo. AHA has no ownership of the plans. Accordingly, the plans' assets are not reported in AHA's financial statements. Upon receipt of appropriate approval, AHA may amend, modify or terminate the plans.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE R — LEASES**AHA-Owned capital assets under leases**

AHA is party to lease agreements as lessor whereby it receives revenue for tenant dwellings leased in AHA-Owned public-housing-assisted residential properties. These leases are for a one-year period (which may or may not be renewed depending upon tenant eligibility and desire) and are considered operating leases for accounting purposes.

AHA is the ground-lessor to Owner Entities of most of the MIMF rental communities, as discussed further in Note F. Revenue derived from these leases is nominal.

The cost and accumulated depreciation of AHA-Owned capital assets used in leasing activities as of June 30, 2015 and 2014 were as follows:

	2015	2014
Land	\$ 25,796,906	\$ 25,796,906
Modernization in process	335,926	633,071
Total capital assets, not being depreciated	26,132,832	26,429,977
Land improvements	24,852,428	24,671,344
Building and improvements	104,715,042	104,695,097
Equipment	24,864,048	24,786,896
Total depreciable capital assets	154,431,518	154,153,337
Less accumulated depreciation	(92,450,331)	(82,254,325)
Total depreciable capital assets, net	61,969,567	71,899,012
Total capital assets, net	\$ 88,114,019	\$ 98,328,989

Operating leases

AHA is party to operating lease agreements as a lessee for office equipment used in the normal course of business. Lease payments over the remaining terms of these lease agreements are as follows:

Years ending June 30,	Amount
2016	\$ 150,893
2017	143,231
2018	143,231
2019	11,896
Total	\$ 449,291

The lease expense, including service, incurred in connection with these operating leases amounted to \$282,461 and \$240,158 for the years ended June 30, 2015 and 2014, respectively, and are reported in administration, including operating division expenses.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE S — CONDUIT DEBT

The following bonds, issued by AHA as conduit issuer, do not represent a debt or pledge of the full faith and credit of AHA and, accordingly, have not been reported in the accompanying financial statements. AHA has no responsibility for this conduit debt beyond any resources provided by the related loans.

Taxable mortgage revenue refunding bonds

Taxable mortgage revenue refunding bonds were issued by AHA, as the conduit issuer, on September 25, 1995, and are related to various properties.

Taxable revenue bonds (Housing Opportunity Bond Program)

Atlanta Housing Opportunity, Inc. (AHOI) is a Georgia not-for-profit corporation created at the direction of the AHA Board for the sole purpose of facilitating the Housing Opportunity Bond Program for the City of Atlanta. AHOI has no other programs or purpose (see further disclosure in Note A.3).

The Urban Residential Finance Authority of the City of Atlanta, Georgia (URFA) is authorized to issue Housing Opportunity Bonds (conduit debt) and loan the proceeds to AHOI, up to a maximum principal amount not to exceed \$75 million. URFA issued the first bond series of \$35 million Series 2007 A bonds and loaned the proceeds to AHOI in FY 2007. The City of Atlanta has the absolute and unconditional obligation to make the debt payments. In addition to the debt payments, the City of Atlanta pays the administrative and corporate governance costs of AHOI. URFA serves as the program administrator for the Housing Opportunity Bond Program. The City of Atlanta's program oversight role includes establishing the program, directing the activities, and establishing or revising the budget for the Housing Opportunity Bond Program. As such, AHOI is considered a component unit of the City of Atlanta.

Multi-family housing revenue bonds

In order to provide a portion of the funds for the construction of three AHA-Sponsored MIMF rental communities, multi-family housing revenue bonds were issued by AHA, as the conduit issuer, on May 1, 1999, July 1, 1999, and December 7, 2006, respectively. AHA has no responsibility for this conduit debt beyond any resources provided by the related loans.

NOTE T — NET POSITION

Net position is comprised of three components: 1) capital assets, net of related debt; 2) restricted-expendable; and 3) unrestricted.

Capital assets, net of related debt, represents the net book value of capital assets less the total outstanding debt used to acquire or lease those capital assets.

Restricted-expendable net position, subject to both internal and external constraints, is calculated at the carrying value of restricted assets less related liabilities. This net position is restricted by time and/or purpose. Restricted-expendable net position includes cash subject to restrictions for HUD-funded programs, related-party development and other loans, and investments associated with operating reserves required in conjunction with the AHA-Sponsored MIMF rental development transactions.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE T — NET POSITION — continued

These assets cannot be used, pledged or mortgaged to a third party or seized, foreclosed upon or sold in the case of a default, ahead of any HUD lien or interest without HUD approval. In addition, the related-party development and other loans are not available to satisfy AHA's obligations due to the long-term, contingent nature of the underlying notes (see also Note F, Note O and **Other Supplementary Information**).

Unrestricted net position, although referred to as unrestricted, remains subject to varying degrees of limitations. HUD approval is required, with some limited exceptions, to use or deploy these assets strategically outside of the ordinary course of AHA's business. AHA's eligible business activities are set forth in its HUD-approved MTW Business Plan, as amended from time to time, by its MTW Annual Implementation Plans. In all cases, AHA's assets are subject to the limitations of AHA's charter and the Housing Authorities Laws of the State of Georgia.

NOTE U — RECENT ACCOUNTING PRONOUNCEMENTS

The Governmental Accounting Standards Board (GASB) has issued new pronouncements which will be implemented by the Authority starting in fiscal year 2016, where applicable: GASB 73, "*Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*"; GASB 74, "*Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans (OPEB)*"; GASB 75, "*Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*"; GASB 76, "*The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*"; and GASB 77, "*Tax Abatement Disclosures*."

GASB 73 establishes requirements for defined benefit and defined contribution pensions that are not within the scope of Statement No. 68, as well as for the assets accumulated for purposes of providing those pensions. In addition, it amends certain provisions of Statement No. 67 and Statement No. 68 for pension plans and pensions that are within their respective scopes. This Statement is effective for reporting periods beginning after June 15, 2016.

GASB 74 addresses financial reporting by plans that administer OPEB benefits on behalf of governments. It includes OPEB plans with (i) contributions from employers and non-employer contributing entities, and earnings on those contributions are irrevocable; (ii) OPEB plan assets that are dedicated to providing the OPEB to plan members in accordance with the benefit terms; and (iii) OPEB plan assets that are legally protected from the creditors of employers, non-employer contributing entities and the OPEB plan administrator. This Statement is effective for reporting periods beginning after June 15, 2016.

GASB 75 establishes new accounting and financial reporting requirements for governments whose employees are provided with OPEB, as well as for certain non-employer governments that have a legal obligation to provide financial support for OPEB provided to the employees of other entities. This Statement is effective for reporting periods beginning after June 15, 2017.

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2015 and 2014

NOTE U — RECENT ACCOUNTING PRONOUNCEMENTS — continued

GASB 76 reduces the GAAP hierarchy to two categories of authoritative GAAP from the four categories under GASB Statement No. 55, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*. The first category of authoritative GAAP consists of GASB Statements of Governmental Accounting Standards. The second category comprises GASB Technical Bulletins and Implementation Guides, as well as guidance from the American Institute of Certified Public Accountants cleared by the GASB.

GASB 77 requires state and local governments to disclose information about tax abatement agreements. The standard addresses tax abatements that result from agreements entered into by the reporting government, and those initiated by other governments that reduce the reporting government's tax revenues. This Statement is effective for reporting periods beginning after December 15, 2015.

NOTE V — SUBSEQUENT EVENTS

Events that occur after the date of the statement of net position but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the date of the statement of net position are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the date of the statement of net position, require disclosure in the accompanying notes.

Management has evaluated subsequent events through November 16, 2015, the date on which the financial statements were available to be issued. During this period, no material subsequent events have occurred which would require recognition or disclosure in AHA's financial statements, except for the following event:

On July 7, 2015, AHA received the approval from HUD's Special Application Center (SAC) to proceed with the donation of 1.77 acres of vacant land located in a portion of Auburn Pointe property (the former Grady homes) to the City of Atlanta to construct a natatorium recreational center, which will provide commensurate public benefits to the community. Subject to the terms and covenants of the final donation agreement, this transaction is expected to translate into a donation expense of \$894,900 (carrying book value of the land), which has not been reflected in AHA's financial statements at and for the year ended June 30, 2015.

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REQUIRED SUPPLEMENTARY INFORMATION

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SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS

For years ended June 30, 2015 and 2014*

	2015	2014
Total Pension Liability		
Service cost	\$ 130,078	\$ 166,019
Interest	2,009,842	2,093,307
Difference between expected and actual experience	(500,189)	(550,153)
Benefit payments	(2,850,564)	(2,873,036)
Net change in total pension liability	(1,210,833)	(1,163,863)
Total pension liability - beginning	42,993,210	44,157,073
Total pension liability - ending (a)	<u>\$ 41,782,377</u>	<u>\$ 42,993,210</u>
Plan Fiduciary Net Position		
Contribution - employer	\$ 1,000,000	\$ 2,500,000
Projected earnings on plan fiduciary net position	1,951,673	1,921,483
Difference between projected and actual earnings on plan fiduciary net position	(746,677)	(193,549)
Benefit payments	(2,850,564)	(2,873,036)
Net change in plan fiduciary net position	(645,568)	1,354,898
Plan fiduciary net position - beginning	40,755,351	39,400,453
Plan fiduciary net position - ending (b)	<u>\$ 40,109,783</u>	<u>\$ 40,755,351</u>
AHA's net pension liability - ending (a) - (b)	<u>\$ 1,672,594</u>	<u>\$ 2,237,859</u>
Plan fiduciary net position as a percentage of the total pension liability	96.0%	94.8%
Covered-employee payroll	\$ 7,676,909	\$ 7,826,041
AHA's net pension liability as a percentage of covered-employee payroll	21.8%	28.6%

* As AHA adopted the new pension accounting and reporting standard in FY 2015, and therefore, the information for a full 10-year disclosure is unavailable.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF PENSION PLAN CONTRIBUTIONS

For years ended June 30, 2015 and 2014*

	<u>2015</u>	<u>2014</u>
Actuarially determined employer contributions	\$ 387,153	\$ 546,432
Cash contributions from AHA	1,000,000	2,500,000
Contribution excess	<u>\$ 612,847</u>	<u>\$ 1,953,568</u>
 Covered-employee payroll	 \$ 7,676,909	 \$ 7,826,041
 Contribution as a percentage of covered-employee payroll	 13.0%	 31.9%

Notes to Schedule of Pension Plan Contributions:

The actuarially determined employer contributions are calculated as of January 1st of each calendar year and correspond to the minimum required contribution as determined under the Georgia State Code in effect as of the date of the valuation.

Methods and assumptions used to determine contributions are as follows:

Actuarial cost method	Projected unit credit
Amortization method	Plan asset related - 5 years
	Projected liability related - 15 to 30 years
Remaining amortization period	13 to 30 years
Asset valuation method	Market
Inflation	2.0%
Salary increases	4.0%, including inflation
Investment rate of return	Level equivalent rate of 4.9%, net of pension plan investment expense
Retirement age	65
Mortality	IRC Sec 430 Static Annuitant and Non-Annuitant Tables

OTHER SUPPLEMENTARY INFORMATION

The Housing Authority of the City of Atlanta, Georgia

Financial Data Schedule of Combining Program Net Position

As of June 30, 2015

	Project Total	14.896 PIH Family Self- Sufficiency Program	14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	14.HCV MTW Demonstration Program for HCV program	14.871 Housing Choice Vouchers	14.879 Mainstream Vouchers
111 Cash - Unrestricted	\$ 96,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
112 Cash - Restricted - Modernization and Development							
113 Cash - Other Restricted							
114 Cash - Tenant Security Deposits	339,288						
115 Cash - Restricted for Payment of Current Liabilities	220,302						
100 Total Cash	656,445	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	1,157,168	11,206					
125 Accounts Receivable - Miscellaneous	1,277,606					21,115	2,847
126 Accounts Receivable - Tenants	4,259						
126.2 Allowance for Doubtful Accounts - Other	(194,277)	-				(19,726)	(2,390)
120 Total Receivables, Net of Allowances for Doubtful Accounts	2,244,756	11,206	-	-	-	1,389	457
142 Prepaid Expenses and Other Assets	51,279						
144 Inter Program Due From							
150 Total Current Assets	2,952,480	11,206	-	-	-	1,389	457
161 Land	28,357,142						
162 Buildings	131,173,208						
163 Furniture, Equipment & Machinery - Dwellings	26,369,942						
164 Furniture, Equipment & Machinery - Administration	412,917						
166 Accumulated Depreciation	(92,994,022)						
167 Construction in Progress	2,830,044						
160 Total Capital Assets, Net of Accumulated Depreciation	96,149,231	-	-	-	-	-	-
171 Notes, Loans and Mortgages Receivable - Non-Current	116,229						
173 Grants Receivable - Non Current	2,151,503						
174 Other Assets	-						
180 Total Non-Current Assets	98,416,963	-	-	-	-	-	-
200 Deferred Outflow of Resources							
290 Total Assets and Deferred Outflow of Resources	\$ 101,369,443	\$ 11,206	\$ -	\$ -	\$ -	\$ 1,389	\$ 457
312 Accounts Payable <= 90 Days	\$ 311,853	\$ -	\$ -	\$ -	\$ -	\$ 2,887	\$ -
321 Accrued Wage/Payroll Taxes Payable	125,469						
322 Accrued Compensated Absences - Current Portion							
324 Accrued Contingency Liability	62,000						
325 Accrued Interest Payable	146,309						
331 Accounts Payable - HUD PHA Programs							7,624
341 Tenant Security Deposits	339,288						
342 Unearned Revenue	70,240						
343 Current Portion of Long-term Debt - Capital Projects/Mortgage	223,177						
345 Other Current Liabilities	183,889	48				7	
346 Accrued Liabilities - Other	5,065,462						
347 Inter Program - Due To	111,882						
310 Total Current Liabilities	6,639,569	48	-	-	-	2,894	7,624
351 Long-term Debt, Net of Current - Capital Projects	8,566,548						
353 Non-current Liabilities - Other	157,393						
355 Loan Liability - Non Current							
357 Accrued Pension and OPEB Liabilities							
350 Total Non-Current Liabilities	8,723,941	-	-	-	-	-	-
300 Total Liabilities	15,363,510	48	-	-	-	2,894	7,624
400 Deferred Inflow of Resources	-						
508.4 Net Investment in Capital Assets	87,359,508						
511.4 Restricted Net Position	336,531						
512.4 Unrestricted Net Position	(1,690,106)	11,158	-	-	-	(1,505)	(7,167)
513 Total Equity - Net Assets / Position	86,005,933	11,158	-	-	-	(1,505)	(7,167)
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$ 101,369,443	\$ 11,206	\$ -	\$ -	\$ -	\$ 1,389	\$ 457

The Housing Authority of the City of Atlanta, Georgia

14.866 Revitalization of Severely Distressed Public Housing	14.881 Moving to Work Demonstration Program	8 Other Federal Program 1	2 State/Local	1 Business Activities	6.2 Component Unit - Blended	Subtotal	Elimination	Total
\$ -	\$ 34,253,606	\$ -	\$ -	\$ 32,203,634	\$ 2,557,215	\$ 69,111,310	\$ -	\$ 69,111,310
		21,454		10,810,921		10,832,375		10,832,375
	284,790		6,747,952	34,695,774		41,728,516		41,728,516
						339,288		339,288
						220,302		220,302
-	34,538,396	21,454	6,747,952	77,710,329	2,557,215	122,231,791	-	122,231,791
						1,168,374		1,168,374
	232,724			184,365	44,684	1,763,341		1,763,341
						4,259		4,259
	(105,651)			-	-	(322,044)		(322,044)
-	127,073	-	-	184,365	44,684	2,613,930	-	2,613,930
	1,011,239				2,633	1,065,151		1,065,151
	111,882				160	112,042	(112,042)	-
-	35,788,590	21,454	6,747,952	77,894,694	2,604,692	126,022,914	(112,042)	125,910,872
				1,757,576	37,597,927	67,712,645		67,712,645
	79,881				15,801,881	147,054,970		147,054,970
	336,565				2,978,101	29,684,608		29,684,608
	8,278,259					8,691,176		8,691,176
	(7,767,015)				(9,963,214)	(110,724,251)		(110,724,251)
					15,250	2,845,294		2,845,294
-	927,690	-	-	1,757,576	46,429,945	145,264,442	-	145,264,442
	299,678			172,324,322	2,352,000	175,092,229	(1,263,000)	173,829,229
2,451,489	2,362,269		25,000	2,454,142		9,444,403		9,444,403
	40,000			11,900,465		11,940,465		11,940,465
2,451,489	3,629,637	-	25,000	188,436,505	48,781,945	341,741,539	(1,263,000)	340,478,539
	901,516					901,516		901,516
\$ 2,451,489	\$ 40,319,743	\$ 21,454	\$ 6,772,952	\$ 266,331,199	\$ 51,386,637	\$ 468,665,969	\$ (1,375,042)	\$ 467,290,927
\$ -	\$ 83,616	\$ -	\$ -	\$ -	\$ 478	\$ 398,834	\$ -	\$ 398,834
	343,775					469,244		469,244
	1,044,072					1,044,072		1,044,072
	238,000					300,000		300,000
						146,309		146,309
						7,624		7,624
						339,288		339,288
				40,265		110,505		110,505
						223,177		223,177
	640,844		6,747,952	807,558		8,380,298		8,380,298
	1,434,445	17		960,489	103,768	7,564,181		7,564,181
	160					112,042	(112,042)	-
-	3,784,912	17	6,747,952	1,808,312	104,246	19,095,574	(112,042)	18,983,532
					-	8,566,548		8,566,548
				769,440	1,512,000	2,438,833		2,438,833
					1,263,000	1,263,000	(1,263,000)	-
	1,672,594					1,672,594		1,672,594
-	1,672,594	-	-	769,440	2,775,000	13,940,975	(1,263,000)	12,677,975
-	5,457,506	17	6,747,952	2,577,752	2,879,246	33,036,549	(1,375,042)	31,661,507
	1,006,989					1,006,989		1,006,989
	927,690			1,757,576	46,429,945	136,474,719		136,474,719
	339,678	21,454		226,868,219	840,000	228,405,882		228,405,882
2,451,489	32,587,880	(17)	25,000	35,127,652	1,237,446	69,741,830		69,741,830
2,451,489	33,855,248	21,437	25,000	263,753,447	48,507,391	434,622,431	-	434,622,431
\$ 2,451,489	\$ 40,319,743	\$ 21,454	\$ 6,772,952	\$ 266,331,199	\$ 51,386,637	\$ 468,665,969	\$ (1,375,042)	\$ 467,290,927

The Housing Authority of the City of Atlanta, Georgia

Financial Data Schedule of Combining Program Revenues, Expenses and Changes in Net Position

Year ended June 30, 2015

	Project Total	14.896 PIH Family Self- Sufficiency Program	14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	14.HCV MTW Demonstration Program for HCV program	14.871 Housing Choice Vouchers	14.879 Mainstream Vouchers
70500 Total Tenant Revenue	\$ 5,876,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70600 HUD PHA Operating Grants	1,709,289	70,363	16,004,537	9,426,542	154,359,945	6,868,351	634,454
70610 Capital Grants	3,501,600						
70750 Other Fees							
70700 Total Fee Revenue							
71400 Fraud Recovery	1,112						
71500 Other Revenue	249,515						
71600 Gain or Loss on Sale of Capital Assets	-						
70000 Total Revenue	11,337,988	70,363	16,004,537	9,426,542	154,359,945	6,868,351	634,454
91000 Total Operating - Administrative	4,091,285	-	-	-	-	406,951	33,730
92500 Total Tenant Services	1,470,407	70,007	-	-	-	-	-
93000 Total Utilities	3,218,227	-	-	-	-	-	-
94000 Total Maintenance	5,254,204	-	-	-	-	-	-
95000 Total Protective Services	1,984,805	-	-	-	-	-	-
96100 Total insurance Premiums	421,425	-	-	-	-	-	-
96000 Total Other General Expenses	13,091,133	-	-	-	-	17,494	2,390
96700 Total Interest Expense and Amortization Cost	444,322	-	-	-	-	-	-
96900 Total Operating Expenses	29,975,808	70,007	-	-	-	424,445	36,120
97000 Excess of Operating Revenue over Operating Expenses	(18,637,820)	356	16,004,537	9,426,542	154,359,945	6,443,906	598,334
97100 Extraordinary Maintenance	1,940,502						
97300 Housing Assistance Payments	-					7,867,725	634,454
97400 Depreciation Expense	10,512,339					-	
90000 Total Expenses	42,428,649	70,007	-	-	-	8,292,170	670,574
10010 Operating Transfer In	28,502,353	10,802				8,296,263	671,254
10020 Operating transfer Out	(181,862)		(16,004,537)	(9,426,542)	(154,359,945)	(6,876,581)	(668,754)
10040 Operating Transfers from/to Component Unit	(10,178)						
10093 Transfers between Program and Project - In	2,129,944						
10094 Transfers between Project and Program - Out	(1,917,786)						
10100 Total Other financing Sources (Uses)	28,522,471	10,802	(16,004,537)	(9,426,542)	(154,359,945)	1,419,682	2,500
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ (2,568,190)	\$ 11,158	\$ -	\$ -	\$ -	\$ (4,137)	\$ (33,620)
11020 Required Annual Debt Principal Payments	\$ 198,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11030 Beginning Equity	\$ 88,574,124	\$ -	\$ -	\$ -	\$ -	\$ 2,632	\$ 26,453
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$ (1)						
11180 Housing Assistance Payments Equity						(1,505)	
11190 Unit Months Available	51,810	-				8,220	600
11210 Number of Unit Months Leased	50,712	-				7,491	582
11270 Excess Cash	\$ (6,178,557)						
11610 Land Purchases	\$ 471,399						
11620 Building Purchases	\$ 3,014,171						
11630 Furniture & Equipment - Dwelling Purchases	\$ 2,121,807						
13901 Replacement Housing Factor Funds	\$ 5,210,889						

The Housing Authority of the City of Atlanta, Georgia

14.866 Revitalization of Severely Distressed Public Housing	14.881 Moving to Work Demonstration Program	8 Other Federal Program 1	2 State/Local	1 Business Activities	6 Component Unit (Old)	6.2 Component Unit - Blended (New)	Subtotal	Elimination	Total
\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 5,876,472	\$ -	\$ 5,876,472
							189,073,481		189,073,481
							3,501,600		3,501,600
				754,328			754,328		754,328
							-	-	-
							1,112		1,112
	925,631		308	1,922,862		2,022,874	5,121,190	(2,326,636)	2,794,554
	7,702						7,702		7,702
-	933,333	-	308	2,677,190		2,022,874	204,335,885	(2,326,636)	202,009,249
-	30,895,297	1,187	-	1,099,604		305,189	36,833,243	(2,326,636)	34,506,607
-	1,674,502	-	-	-		-	3,214,916	-	3,214,916
-	-	-	-	-		222,998	3,441,225	-	3,441,225
-	210,371	-	-	-		583,894	6,048,469	-	6,048,469
-	-	-	-	-		163,863	2,148,668	-	2,148,668
-	372,620	-	-	-		22,771	816,816	-	816,816
-	1,032,094	-	-	1,555,136		43,739	15,741,986	-	15,741,986
-	-	-	-	-		-	444,322	-	444,322
-	34,184,884	1,187	-	2,654,740		1,342,454	68,689,645	(2,326,636)	66,363,009
-	(33,251,551)	(1,187)	308	22,450		680,420	135,646,240	-	135,646,240
	639,147	3,500				137,131	2,720,280		2,720,280
	115,254,208						123,756,387		123,756,387
	555,214					837,572	11,905,125		11,905,125
-	150,633,453	4,687	-	2,654,740		2,317,157	207,071,437	(2,326,636)	204,744,801
	195,526,981		5,015	237,188			233,249,856		233,249,856
	(45,577,615)		(27,723)	(126,297)			(233,249,856)		(233,249,856)
	(125,055)			(1,942,588)		2,077,821	-		-
191	184,263			2,859,263			5,173,661		5,173,661
(58,875)	(3,187,262)	(191)		(9,547)			(5,173,661)		(5,173,661)
(58,684)	146,821,312	(191)	(22,708)	1,018,019		2,077,821	-	-	-
\$ (58,684)	\$ (2,878,808)	\$ (4,878)	\$ (22,400)	\$ 1,040,469		\$ 1,783,538	\$ (2,735,552)	\$ -	\$ (2,735,552)
\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 198,878		\$ 198,878
\$ 2,510,173	\$ 39,328,519	\$ 26,315	\$ 49,703	\$ 260,060,674	\$ 49,373,853	\$ -	\$ 439,952,446		\$ 439,952,446
\$ -	\$ (2,594,463)		\$ (2,303)	\$ 2,652,304	\$ (49,373,853)	\$ 46,723,853	\$ (2,594,463)		\$ (2,594,463)
							(1,505)		(1,505)
-	228,828					-	289,458		289,458
-	156,941					-	215,726		215,726
							\$ (6,178,557)		\$ (6,178,557)
							\$ 471,399		\$ 471,399
							\$ 3,014,171		\$ 3,014,171
							\$ 2,121,807		\$ 2,121,807
							\$ 5,210,889		\$ 5,210,889

NOTES TO FINANCIAL DATA SCHEDULES

Year Ended June 30, 2015

NOTE A — BASIS OF PRESENTATION

The accompanying Financial Data Schedules of Combining Program Net Position and Combining Program Revenues, Expenses and Changes in Net Position have been prepared using the basis of accounting required by HUD's Real Estate Assessment Center (REAC), as modified in accordance with the provisions, policies and requirements contained in the MTW Agreement.

REAC requires certain items on the Schedule of Combining Net Position to be classified entirely as short- or long-term. These items, however, are allocated between short- and long-term in the financial statements prepared in accordance with GAAP. Also, REAC does not provide for presenting items on the Schedule of Combining Program Revenues, Expenses and Changes in Net Position as operating or non-operating. Therefore, there are differences in classifications and presentation between these schedules and the financial statements. Total assets and deferred outflows, total liabilities and deferred inflows and net position and changes in net position reported in these schedules, however, agree with the financial statements prepared in accordance with GAAP, except for rounding differences.

The financial data schedules are presented by program in accordance with HUD requirements. Below are definitions of the main programs under which AHA conducts its operations.

Project Total

Primarily represents operating and modernization expenditures and tenant rental revenues, where applicable, associated with the properties and communities, either directly owned by AHA or in partnership with Owner Entities of MIMF rental communities, including all related assets and liabilities thereof. This program also includes funds drawn from the Replacement Housing Factor (RHF) grant primarily for reimbursement of development and revitalization expenditures. It also includes liabilities and interest expense associated with an EPC capital lease in connection with an energy performance project.

14.881 Moving to Work Demonstration Program (MTW Single Fund)

As defined under Note A.2 of the **Financial Statements** on page 53, this program essentially includes MTW-eligible activity other than those reported under Project Total, which is above-described.

Additionally, the programs below were created for MTW Agencies to report grant and subsidy received from HUD. The grant and subsidy revenues are then transferred to the MTW Single Fund. Therefore, those programs are exclusively used as pass-through programs and allow a separate reporting of each of HUD program funds included in the MTW Single Fund.

- a. 14. OPS MTW Demonstration Program for Low Rent includes all funds received/drawn under the Section 9 Public Housing Operating fund.
- b. 14. CFP MTW Demonstration Program for Capital Fund includes funds drawn under the Capital Fund Program (CFP).
- c. 14. HCV MTW Demonstration Program for HCV Program includes funds received/drawn under Section 8 Housing Choice Voucher (HCV) Program.

NOTES TO FINANCIAL DATA SCHEDULES

Year Ended June 30, 2015

NOTE A — BASIS OF PRESENTATION — continued

14.871 Housing Choice Vouchers

Includes the subsidy received and housing assistance payments in connection with the Veteran Affairs Supportive Housing (VASH) program, Family Unification Program (FUP) and Non-elderly Disabled including Mainstream 1-year vouchers. These vouchers are not part of the MTW Single Fund.

14.879 Mainstream Vouchers

Includes the subsidy received and housing assistance payments in connection with the Mainstream 5-year vouchers. These vouchers are not part of the MTW Single Fund.

2 State/Local

Includes primarily funds received from the City of Atlanta and related agencies in connection with public improvement work to be carried out on development projects, as well as public improvement expenditures incurred by AHA to be reimbursed at a later date by the City of Atlanta and related agencies.

1 Business Activities

Includes primarily development and revitalization activities resulting from AHA's role as sponsor and co-developer of mixed-income rental communities. Those activities include primarily predevelopment and development loans to Owner Entities of the mixed-income rental communities, developer and other fees earned from the deals as well as interest revenue on the loans. For further information, refer to Note F of the **Financial Statements** on page 63.

This program also includes unrestricted and restricted cash associated with program income received over the years from repayments of loans and other receivables.

Furthermore, as a member of National Housing Compliance, Inc. (NHC), AHA receives contributions, which are included in this program as unrestricted cash. It also includes expenses paid with NHC funds. For further information, refer to Note G of the **Financial Statements** on page 65.

6.2 Component Unit — Blended

Includes all activities of AHA's blended component units as described in Note A.3 of the **Financial Statements** on page 54.

The Housing Authority of the City of Atlanta
NOTES TO FINANCIAL DATA SCHEDULES
Year Ended June 30, 2015

NOTE B — COMBINING SCHEDULES OF BLENDED COMPONENT UNITS

AHA's blended component units are created at the direction of the AHA Board to assist the Authority with development and other acquisition activities in support of affordable housing. Under GASBs Nos. 14 and 34, these blended component units are presented within the reporting entity of AHA and are identified within the Financial Data Schedules. During the year, AHA changed the reporting of component units in the financial data schedules, which are now reported under 6.2 Component Units rather than 6 Component Units. As a result, the net position at the beginning of FY 2015 was reclassified accordingly. See Note A.3 of the financial statements for additional information on AHA's component units. Balances and activity for FY 2015 were as follows:

Combining Schedule of Net Position								
As of June 30, 2015								
	JWD	AAHFI	SHHI	RAH	SRDC	WAH	AHICI	Total Component Units
ASSETS								
Current and non-current assets	\$ 629,645	\$ 199,996	\$ 1,120,529	\$ -	\$ 160	\$ 2,778,559	\$ 227,804	\$ 4,956,693
Capital assets, net	10,649,104	-	-	-	-	35,780,840	-	46,429,945
TOTAL ASSETS	\$ 11,278,750	\$ 199,996	\$ 1,120,529	\$ -	\$ 160	\$ 38,559,399	\$ 227,804	\$ 51,386,637
LIABILITIES AND NET POSITION								
Current and non-current liabilities	\$ 91,129	\$ -	\$ -	\$ 15	\$ 15	\$ 1,525,087	\$ -	\$ 1,616,247
Long-term notes payable	-	-	-	-	-	1,263,000	-	1,263,000
Total liabilities	91,129	-	-	15	15	2,788,087	-	2,879,247
Invested in capital assets, net of debt	10,649,104	-	-	-	-	35,780,840	-	46,429,945
Restricted	-	-	-	-	-	933,131	-	933,131
Unrestricted	538,516	199,996	1,120,529	(15)	145	(942,659)	227,804	1,144,316
Total net position	11,187,621	199,996	1,120,529	(15)	145	35,771,312	227,804	48,507,391
TOTAL LIABILITIES AND NET POSITION	\$ 11,278,750	\$ 199,996	\$ 1,120,529	\$ -	\$ 160	\$ 38,559,399	\$ 227,804	\$ 51,386,637

Combining Schedule of Revenues, Expenses and Changes in Net Position								
Year ended June 30, 2015								
	JWD	AAHFI	SHHI	RAH	SRDC	WAH	AHICI	Total Component Units
REVENUES								
Operating revenue	\$ 1,412,985	\$ 15,204	\$ 1,010	\$ 59	\$ 450,160	\$ 39,330	\$ 104,126	\$ 2,022,874
EXPENSES								
Operating expense	(2,136,224)	(4,535)	(2,250)	(1,050)	(870)	(155,665)	(16,563)	(2,317,157)
Operating transfers in (out)	(117,367)	-	-	(2,494,733)	449,145	85,134	-	(2,077,821)
	(2,018,857)	(4,535)	(2,250)	2,493,683	(450,015)	(240,799)	(16,563)	(239,336)
Change in net position	(605,873)	10,669	(1,240)	2,493,742	145	(201,469)	87,563	1,783,538
Net position - beginning of year	11,793,493	189,326	1,121,769	156,243	-	35,972,780	140,241	49,373,853
Prior Period Adjustments, and Equity Transfers*	-	-	-	(2,650,000)	-	-	-	(2,650,000)
Net position - end of year	\$ 11,187,621	\$ 199,996	\$ 1,120,529	\$ (15)	\$ 145	\$ 35,771,312	\$ 227,804	\$ 48,507,391

*Equity transfer/adjustment to program income (Business Activities)

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF RELATED-PARTY LOANS AND FEES RECEIVABLE

As of June 30, 2015

Owner Entity:	Development Loans	Other Loans	Investment In Partnership	Developer and Other Fees Long Term	Developer and Other Fees Current
Construction/Permanent Financing Loans:					
Adamsville Green, L.P.	\$ -	\$ 1,907,578	\$ -	\$ -	\$ -
Campbell Stone, L.P.	-	1,500,000	-	-	-
Capitol Gateway Partnership I, L.P.	10,084,861	181,236	-	11,736	-
Capitol Gateway Partnership II, L.P.	3,893,305	-	-	7,412	-
Carver Redevelopment Partnership I, L.P.	9,074,250	225,792	-	6,615	-
Carver Redevelopment Partnership II, L.P.	740,000	-	-	55,791	-
Carver Redevelopment Partnership III, L.P.	8,430,000	111,500	-	5,339	-
Carver Redevelopment Partnership V, L.P.	6,240,000	-	-	179,823	-
Carver Senior Building, L.P.	-	-	-	36,725	-
CCH John Eagan I Homes, L.P.	5,896,000	46,565	-	-	-
CCH John Eagan II Homes, L.P.	4,536,000	-	-	122,472	-
Centennial Park North II, LLC	-	2,352,000	-	-	-
Centennial Place Partnership II, L.P.	-	291,211	-	-	-
Columbia at Mechanicsville Apartments, L.P.	5,115,000	-	-	39,121	-
Columbia Commons, L.P.	3,425,221	-	82,580	-	-
Columbia Creste, L.P.	5,246,290	148,009	-	74,804	-
Columbia Estates, L.P.	4,566,413	168,791	-	60,552	-
Columbia Grove, L.P.	4,466,669	227,999	-	47,932	-
Columbia Park Citi Residences, L.P.	4,828,164	117,687	-	66,983	-
Columbia Senior Residences at Edgewood, L.P.	-	1,025,569	-	-	-
Columbia Senior Residences at Mechanicsville, L.P.	4,273,628	-	-	365	-
Columbia Village, L.P.	2,250,000	-	111,914	-	-
Cosby Spear, L.P.	-	-	-	8,250	-
East Lake Redevelopment II, L.P.	11,903,505	318,728	-	54,325	-
East Lake Redevelopment, L.P.	5,824,000	197,702	-	-	-
Gates Park Crossing HFOP Apartments, L.P.	-	1,203,535	-	220,054	-
Gates Park Crossing HFS Apartments, L.P.	-	1,074,078	-	227,375	-
Grady Multifamily I, L.P.	7,418,510	-	-	4,160	-
Grady Multifamily II, L.P.	5,500,000	-	-	38,806	-
Grady Redevelopment Partnership I, L.P.	2,748,432	-	-	5,412	-
Grady Senior Partnership II, L.P.	2,747,620	-	-	10,196	-
Grady Senior Partnership III, L.P.	-	-	-	10,708	-
Harris Redevelopment Partnership I, L.P.	7,925,000	351,060	-	97,203	-
Harris Redevelopment Partnership II, L.P.	-	97,544	-	9,556	-
Harris Redevelopment Partnership V, L.P.	9,194,426	-	-	4,403	-
Harris Redevelopment, LLC	-	8,468	-	-	-
John Hope Community Partnership I, L.P.	4,620,000	-	-	-	-
John Hope Community Partnership II, L.P.	7,980,000	-	-	-	-
Juniper and Tenth, L.P.	-	90,963	-	-	4,500
Kimberly Associates I, L.P.	2,605,000	152,484	-	-	-
Kimberly Associates II, L.P.	1,507,000	70,335	-	7,833	-
Kimberly Associates III, L.P.	1,305,000	22,080	-	91,241	-
Legacy Partnership I, L.P.	4,044,270	43,382	-	263,918	-
Legacy Partnership II, L.P.	3,445,000	116,560	-	-	-
Legacy Partnership III, L.P.	3,774,000	391,289	-	-	-
Legacy Partnership IV, L.P.	3,920,000	284,483	-	-	-
Mechanicsville Apartments Phase 3, L.P.	5,965,395	-	-	6,582	-
Mechanicsville Apartments Phase 4, L.P.	5,494,000	-	-	70,921	-
Mechanicsville Apartments Phase 6, L.P.	5,164,398	-	-	53,216	-
Mercy Housing Georgia VI, L.P.	5,600,000	111,296	-	-	-
Piedmont Senior Tower, LLC	-	25,266	-	-	-
UH Scholars Partnership III, L.P.	-	-	-	10,000	-
UH Scholars Partnership IV, L.P.	-	-	-	10,000	-
UH Senior Partnership I, L.P.	-	-	-	9,074	-
UH Senior Partnership II, L.P.	1,950,000	-	-	-	-
West End Phase III Redevelopment Partnership, L.P.	1,298,400	97,805	-	-	-
Other Loans:					
Columbia Colony Senior	-	-	-	40,000	-
Columbia Heritage Senior Residences, L.P.	-	-	-	319,763	-
Harris Redevelopment Partnership VI, L.P.	-	-	220,000	21,714	-
	194,999,756	12,960,996	414,494	2,310,379	4,500
Valuation allowance	(30,760,489)	(3,371,032)	(414,494)	(122,472)	-
	\$ 164,239,267	\$ 9,589,963	\$ -	\$ 2,187,907	\$ 4,500

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF RELATED-PARTY LOANS AND FEES RECEIVABLE

As of June 30, 2014

Owner Entity:	Development Loans	Other Loans	Investment In Partnership	Developer and Other Fees Long Term	Developer and Other Fees Current
Construction/Permanent Financing Loans:					
Adamsville Green, L.P.	\$ -	\$ 1,958,970	\$ -	\$ -	\$ -
Campbell Stone, L.P.	-	1,500,000	-	-	-
Capitol Gateway Partnership I, L.P.	10,084,861	181,236	-	-	-
Capitol Gateway Partnership II, L.P.	3,907,350	-	-	-	-
Carver Redevelopment Partnership I, L.P.	9,074,250	225,792	-	-	-
Carver Redevelopment Partnership II, L.P.	740,000	-	-	52,448	-
Carver Redevelopment Partnership III, L.P.	8,430,000	111,500	-	-	-
Carver Redevelopment Partnership V, L.P.	6,240,000	-	-	185,836	-
Carver Senior Building, L.P.	-	-	-	78,813	-
CCH John Eagan I Homes, L.P.	5,896,000	46,565	-	-	-
CCH John Eagan II Homes, L.P.	4,536,000	-	-	122,472	-
Centennial Park North, LLC	-	2,460,000	-	-	-
Columbia at Mechanicsville Apartments, L.P.	5,115,000	-	-	22,690	-
Columbia Commons, L.P.	3,425,221	-	82,580	-	-
Columbia Creste, L.P.	5,246,290	148,009	-	61,496	-
Columbia Estates, L.P.	4,566,413	168,791	-	48,653	10,935
Columbia Grove, L.P.	4,466,669	227,999	-	37,978	10,233
Columbia Park Citi Residences, L.P.	4,828,164	117,687	-	53,286	12,073
Columbia Senior Residences at Edgewood, L.P.	-	1,084,908	-	-	-
Columbia Senior Residences at Mechanicsville, L.P.	4,273,628	-	-	-	5,874
Columbia Village, L.P.	2,250,000	-	111,914	-	-
East Lake Redevelopment II, L.P.	11,903,505	318,728	-	42,275	-
East Lake Redevelopment, L.P.	5,824,000	197,702	-	-	-
Gates Park Crossing HFOP Apartments, L.P.	-	1,203,535	-	220,054	-
Gates Park Crossing HFS Apartments, L.P.	-	1,074,078	-	227,375	-
Grady Multifamily I, L.P.	7,418,510	-	-	-	-
Grady Multifamily II, L.P.	5,500,000	-	-	262,500	-
Grady Redevelopment Partnership I, L.P.	2,803,668	-	-	-	-
Grady Senior Partnership II, L.P.	2,849,413	-	-	-	-
Harris Redevelopment Partnership I, L.P.	7,925,000	351,060	-	89,636	-
Harris Redevelopment Partnership II, L.P.	-	97,544	-	-	-
Harris Redevelopment Partnership V, L.P.	9,194,426	-	-	-	-
Harris Redevelopment, LLC	-	8,468	-	-	-
John Hope Community Partnership I, L.P.	4,620,000	-	-	-	-
John Hope Community Partnership II, L.P.	7,980,000	-	-	-	-
Kimberly Associates I, L.P.	2,605,000	152,484	-	-	-
Kimberly Associates II, L.P.	1,507,000	70,335	-	7,833	-
Kimberly Associates III, L.P.	1,305,000	22,080	-	91,241	-
Legacy Partnership I, L.P.	3,520,000	43,382	-	-	-
Legacy Partnership II, L.P.	3,445,000	116,560	-	-	-
Legacy Partnership III, L.P.	3,774,000	391,289	-	-	-
Legacy Partnership IV, L.P.	3,920,000	284,483	-	-	-
Mechanicsville Apartments Phase 3, L.P.	5,965,395	-	-	-	1,712
Mechanicsville Apartments Phase 4, L.P.	5,494,000	-	-	96,712	-
Mechanicsville Apartments Phase 6, L.P.	5,164,398	-	-	63,141	-
Mercy Housing Georgia VI, L.P.	5,600,000	111,296	-	-	-
UH Senior Partnership II, L.P.	269,707	-	-	-	-
West End Phase III Redevelopment Partnership, L.P.	1,298,400	97,805	-	-	-
Other Loans:					
Brock Built Homes, LLC	-	24,000	-	-	-
Columbia Colony Senior	-	-	-	40,000	-
Columbia Heritage Senior Residences, L.P.	-	-	-	307,898	11,977
Harris Redevelopment Partnership VI, L.P.	-	-	220,000	19,311	-
	192,966,268	12,796,287	414,494	2,131,647	52,804
Valuation allowance	(30,760,489)	(3,371,032)	(414,494)	(122,472)	-
	\$ 162,205,779	\$ 9,425,255	\$ -	\$ 2,009,175	\$ 52,804

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF RELATED-PARTY TRANSACTIONS

Year Ended June 30, 2015

Owner Entity:	Housing Assistance Payments			
	Interest Income received on Loans	Development Related Income	Mixed-income Communities	PBRA ¹
Construction/Permanent Financing Loans:				
Campbell Stone, L.P.	\$ -	\$ -	\$ -	\$ 1,414,922
Capitol Gateway Partnership I, L.P.	-	21,736	381,134	-
Capitol Gateway Partnership II, L.P.	-	7,412	194,238	180,752
Carver Redevelopment Partnership I, L.P.	-	16,615	509,549	-
Carver Redevelopment Partnership II, L.P.	-	3,343	109,161	-
Carver Redevelopment Partnership III, L.P.	-	15,339	300,968	-
Carver Redevelopment Partnership V, L.P.	-	23,649	203,181	-
Carver Senior Building, L.P.	-	9,755	-	736,761
CCH John Eagan I Homes, L.P.	-	-	464,142	-
CCH John Eagan II Homes, L.P.	-	-	447,250	-
Centennial Park North, LLC	22,808	-	-	-
Centennial Place Holdings LLC	25,000	-	-	-
Columbia at Mechanicsville Apartments, L.P.	-	16,430	524,748	338,416
Columbia Commons, L.P.	-	-	281,837	103,585
Columbia Creste, L.P.	-	13,308	367,020	-
Columbia Estates, L.P.	-	11,899	356,391	-
Columbia Grove, L.P.	-	10,003	308,004	-
Columbia Park Citi Residences, L.P.	57,760	13,944	397,609	-
Columbia Senior Residences at Edgewood, L.P.	62,083	103,962	-	1,262,783
Columbia Senior Residences at Mechanicsville, L.P.	172,582	18,053	302,781	616,155
Columbia Village, L.P.	-	5,250	145,208	-
Cosby Spear, L.P.	-	8,250	-	-
East Lake Redevelopment II, L.P.	-	12,050	1,549,076	-
East Lake Redevelopment, L.P.	-	-	790,482	-
Gates Park Crossing HFOP Apartments, L.P.	-	-	-	1,012,924
Gates Park Crossing HFS Apartments, L.P.	-	-	-	804,182
Grady Multifamily I, L.P.	-	4,160	247,933	82,130
Grady Multifamily II, L.P.	-	4,132	144,327	-
Grady Redevelopment Partnership I, L.P.	-	5,412	31,702	661,004
Grady Senior Partnership II, L.P.	-	10,196	-	887,011
Grady Senior Partnership III, L.P.	-	10,708	-	907,590
Harris Redevelopment Partnership I, L.P.	-	7,567	246,477	-
Harris Redevelopment Partnership II, L.P.	-	9,556	-	689,277
Harris Redevelopment Partnership V, L.P.	-	4,403	299,144	77,454
John Hope Community Partnership I, L.P.	-	-	387,290	-
John Hope Community Partnership II, L.P.	-	-	534,510	-
Juniper and Tenth, L.P.	-	4,500	-	-
Kimberly Associates I, L.P.	-	-	277,824	-
Kimberly Associates II, L.P.	-	-	177,818	15,415
Kimberly Associates III, L.P.	-	-	133,875	-
Legacy Partnership I, L.P.	525,337	388,943	-	346,211
Legacy Partnership II, L.P.	-	10,000	-	334,578
Legacy Partnership III, L.P.	-	-	-	362,603
Legacy Partnership IV, L.P.	-	-	-	307,868
Mechanicsville Apartments Phase 3, L.P.	140,250	24,316	390,716	290,859
Mechanicsville Apartments Phase 4, L.P.	-	15,834	390,035	351,440
Mechanicsville Apartments Phase 6, L.P.	-	-	301,633	308,453
Mercy Housing Georgia VI, L.P.	-	-	505,089	897,992
Piedmont Senior Tower, LLC	-	6,000	-	-
UH Scholars Partnership III, L.P.	-	10,000	-	-
UH Scholars Partnership IV, L.P.	-	10,000	-	-
UH Senior Partnership I, L.P.	-	9,074	-	782,087
West End Phase III Redevelopment Partnership, L.P.	-	-	40,734	-
Other Loans:				
Adamsville Green, L.P.	68,564	3,500	-	582,422
Brock Built Homes, LLC	-	106,003	-	-
Columbia Heritage Senior Residences, L.P.	-	12,085	-	1,043,366
Harris Redevelopment Partnership VI, L.P.	-	2,403	172,181	-
	\$ 1,074,384	\$ 969,790	\$ 11,914,067	\$ 15,398,240

¹ PBRA payments listed are related-party only and, as a result, are not all-inclusive

The Housing Authority of the City of Atlanta, Georgia
SCHEDULE OF RELATED-PARTY TRANSACTIONS
Year Ended June 30, 2014

Owner Entity:	Income Received on Loans	Development- Related Income	Housing Assistance Payments	
			Mixed-Income Communities	PBRA ¹
Construction/Permanent Financing Loans:				
Campbell Stone, L.P.	\$ -	\$ -	\$ -	\$ 1,427,779
Capitol Gateway Partnership I, L.P.	-	49,577	426,025	17,233
Capitol Gateway Partnership II, L.P.	48,185	28,562	317,567	189,019
Carver Redevelopment Partnership I, L.P.	-	37,043	712,816	-
Carver Redevelopment Partnership II, L.P.	-	12,847	189,130	-
Carver Redevelopment Partnership III, L.P.	-	35,816	580,920	-
Carver Redevelopment Partnership V, L.P.	-	35,224	387,824	-
Carver Senior Building, L.P.	-	19,311	-	743,152
CCH John Eagan I Homes, L.P.	-	-	491,724	-
CCH John Eagan II Homes, L.P.	-	-	463,020	-
Columbia at Mechanicsville Apartments, L.P.	-	-	379,229	320,022
Columbia Commons, L.P.	-	-	329,517	98,532
Columbia Creste, L.P.	-	-	353,302	-
Columbia Estates, L.P.	-	-	349,385	-
Columbia Grove, L.P.	-	-	283,704	-
Columbia Park Citi Residences, L.P.	-	-	440,157	-
Columbia Senior Residences at Edgewood, L.P.	-	-	-	1,281,993
Columbia Senior Residences at Mechanicsville, L.P.	44,398	-	203,623	641,777
Columbia Village, L.P.	-	-	159,061	-
East Lake Redevelopment II, L.P.	-	12,550	1,373,648	-
East Lake Redevelopment, L.P.	-	-	899,269	-
Gates Park Crossing HFOP Apartments, L.P.	-	-	-	1,043,579
Gates Park Crossing HFS Apartments, L.P.	-	-	-	795,542
Grady Multifamily I, L.P.	37,152	29,977	295,309	-
Grady Multifamily II, L.P.	83,460	-	54,499	-
Grady Redevelopment Partnership I, L.P.	-	23,226	127,723	664,086
Grady Senior Partnership II, L.P.	112,479	21,414	-	896,841
Grady Senior Partnership III, L.P.	-	106,007	-	916,895
Harris Redevelopment Partnership I, L.P.	-	35,826	428,458	-
Harris Redevelopment Partnership II, L.P.	-	19,259	-	694,475
Harris Redevelopment Partnership V, L.P.	81,364	33,219	389,533	-
John Hope Community Partnership I, L.P.	-	-	366,717	-
John Hope Community Partnership II, L.P.	-	-	369,352	-
Kimberly Associates I, L.P.	-	-	404,515	12,086
Kimberly Associates II, L.P.	-	-	248,648	10,208
Kimberly Associates III, L.P.	-	10,000	182,660	4,275
Legacy Partnership I, L.P.	-	-	539,198	-
Legacy Partnership II, L.P.	23,519	-	476,150	-
Legacy Partnership III, L.P.	31,970	-	454,032	-
Legacy Partnership IV, L.P.	-	-	391,346	-
Mechanicsville Apartments Phase 3, L.P.	56,375	-	424,149	274,768
Mechanicsville Apartments Phase 4, L.P.	-	-	420,900	345,423
Mechanicsville Apartments Phase 6, L.P.	-	5,602	396,180	302,089
Mercy Housing Georgia VI, L.P.	-	-	414,801	926,350
UH Senior Partnership II, L.P.	-	102,926	-	-
West End Phase III Redevelopment Partnership, L.P.	-	-	126,859	-
Other Loans:				
Adamsville Green, L.P.	44,249	7,000	-	578,424
Brock Built Homes, LLC	-	605,697	-	-
Columbia Heritage Senior Residences, L.P.	-	-	-	1,037,520
Harris Redevelopment Partnership VI, L.P.	-	5,320	184,942	-
UH Senior Partnership I, L.P.	-	101,004	-	-
	\$ 563,150	\$ 1,337,407	\$ 15,035,892	\$ 13,222,068

¹ PBRA payments listed are related-party only and, as a result, are not all-inclusive.

The Housing Authority of the City of Atlanta, Georgia

SCHEDULE OF HUD-FUNDED GRANTS

As of and Year Ended June 30, 2015

Program	Original Grant Award	Grant Drawdown			Expenditures			HUD Receivable/ (Payable)	Remaining Grant Award
	Authorized Amount	Cumulative as of June 30, 2014	Year ended June 30, 2015	Cumulative as of June 30, 2015	Cumulative as of June 30, 2014	Year ended June 30, 2015	Cumulative as of June 30, 2015	Balance as of June 30, 2015	Unexpended Balance as of June 30, 2015
Capital Fund Program Grants :									
GA06P006501-09 Capital Fund Program 2009 *	\$ 12,535,836	\$ 12,535,836	\$ -	\$ 12,535,836	\$ 12,535,836	\$ -	\$ 12,535,836	\$ -	\$ -
GA06P006501-10 Capital Fund Program 2010 *	11,998,337	11,998,337	-	11,998,337	11,998,337	-	11,998,337	-	-
GA06P006501-11 Capital Fund Program 2011	9,426,542	-	9,426,542	9,426,542	-	9,426,542	9,426,542	-	-
GA06P006501-12 Capital Fund Program 2012	4,667,238	745,349	-	745,349	745,349	-	745,349	-	3,921,889
GA06P006501-13 Capital Fund Program 2013	3,885,905	-	-	-	-	-	-	-	3,885,905
GA06P006501-14 Capital Fund Program 2014	4,665,921	-	-	-	-	-	-	-	4,665,921
GA06P006501-15 Capital Fund Program 2015	5,427,060	-	-	-	-	-	-	-	5,427,060
Total Capital Fund Program Grants	52,606,839	25,279,522	9,426,542	34,706,064	25,279,522	9,426,542	34,706,064		17,900,775
HOPE VI Grants :									
GA4APH006CN110 Choice Neighborhood Planning *	250,000	250,000	-	250,000	250,000	-	250,000	-	-
Total HOPE VI Grants	250,000	250,000	-	250,000	250,000	-	250,000	-	-
Replacement Housing Factor Grants :									
GA06R006502-10 RHF 2010-2 *	3,958,066	3,958,066	-	3,958,066	3,958,066	-	3,958,066	-	-
GA06R006501-11 RHF 2011-1 *	2,534,662	2,534,662	-	2,534,662	2,534,662	-	2,534,662	-	-
GA06R006502-11 RHF 2011-2	2,136,846	1,875,439	261,407	2,136,846	2,136,846	-	2,136,846	-	-
GA06R006501-12 RHF 2012-1	6,618,731	-	4,295,542	4,295,542	253,205	5,208,357	5,461,562	1,157,169	1,157,169
GA06R006502-12 RHF 2012-2	1,429,204	-	-	-	-	2,532	2,532	-	1,426,672
GA06R006501-13 RHF 2013-1	5,803,172	-	-	-	-	-	-	-	5,803,172
GA06R006502-13 RHF 2013-2	2,672,813	-	-	-	-	-	-	-	2,672,813
GA06R006501-14 RHF 2014-1	5,536,616	-	-	-	-	-	-	-	5,536,616
GA06R006502-14 RHF 2014-2	2,629,657	-	-	-	-	-	-	-	2,629,657
GA06R006501-15 RHF 2015-1	5,121,340	-	-	-	-	-	-	-	5,121,340
GA06R006502-15 RHF 2015-2	1,651,700	-	-	-	-	-	-	-	1,651,700
Total Replacement Housing Factor Grants	40,092,807	8,368,167	4,556,949	12,925,116	8,882,779	5,210,889	14,093,668	1,157,169	25,999,139
Resident Opportunity & Self Sufficiency Grants :									
GA006FSH172A014 ROSS 2014	118,999	-	70,363	70,363	-	70,007	70,007	11,206	48,992
Total Resident Opportunity & Self Sufficiency Grants	118,999	-	70,363	70,363	-	70,007	70,007	11,206	48,992
Total HUD-Funded Grants	\$93,068,645	\$33,897,689	\$ 14,053,854	\$ 47,951,543	\$ 34,412,301	\$ 14,707,438	\$ 49,119,739	\$ 1,168,375	\$43,948,906

* Grants completed in year ended June 30, 2014

The Housing Authority of the City of Atlanta, Georgia

**SCHEDULE OF CFP PROGRAM COMPLETION
COSTS AND ADVANCES PROGRAM CERTIFICATION**

Contract completed during the year ended June 30, 2015

GRANT NAME	CFP Year 2011
PROJECT NUMBER	<u>GA06P006501-11</u>
GRANT AWARD EFFECTIVE DATE*	August 3, 2011
CONTRACT COMPLETION DATE	August 2, 2015
BUDGET	<u>\$ 9,426,542</u>
ADVANCES	\$ 9,426,542
COSTS	<u>9,426,542</u>
EXCESS/(DEFICIENCY) OF ADVANCES DUE TO/(FROM) HUD	<u>\$ -</u>
AMOUNT TO BE RECAPTURED BY HUD	<u>\$ -</u>

*Represents the LOCCS effective date.

The actual CFRG Cost Certificate is in agreement with AHA records.

All amounts due have been received and all liabilities have been paid and there are no undischarged liens (mechanics, laborers, contractors, or material-means) against the Project on file in any public office where the same should be filed in order to be valid. The time in which such liens could be filed has expired.

The Housing Authority of the City of Atlanta, Georgia

**SCHEDULE OF RHF PROGRAM COMPLETION
COSTS AND ADVANCES PROGRAM CERTIFICATION**

Contract completed during the year ended June 30, 2015

GRANT NAME	RHF 2011-2
PROJECT NUMBER	<u>GA06R006502-11</u>
GRANT AWARD EFFECTIVE DATE*	August 3, 2011
CONTRACT COMPLETION DATE	June 30, 2015
BUDGET	<u>\$ 2,136,846</u>
ADVANCES	\$ 2,136,846
COSTS	<u>2,136,846</u>
EXCESS/(DEFICIENCY) OF ADVANCES DUE TO/(FROM) HUD	<u>\$ -</u>
AMOUNT TO BE RECAPTURED BY HUD	<u>\$ -</u>

*Represents the LOCCS effective date.

The actual CFRG Cost Certificate is in agreement with AHA records.

All amounts due have been received and all liabilities have been paid and there are no undischarged liens (mechanics, laborers, contractors, or material-means) against the Project on file in any public office where the same should be filed in order to be valid. The time in which such liens could be filed has expired.

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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
to
AMENDED AND RESTATED MOVING TO WORK AGREEMENT
BETWEEN
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AND
MOVING TO WORK (MTW) HOUSING AGENCIES

The information on this form is being collected so that HUD is able to evaluate the impacts of MTW activities; respond to congressional and other inquiries regarding outcome measures; and identify promising practices learned through the Moving to Work (MTW) demonstration. The information collected through this form is not confidential. MTW public housing authorities (PHAs) will report outcome information on the effects of MTW policy changes on residents, the agency's operations, and the local community. The estimated burden per year, per agency, is 81 hours. Responses to this collection of information are required to obtain a benefit or to retain a benefit. HUD may not conduct or sponsor, and MTW agencies are not required to respond to, a collection of information unless that collection displays a valid OMB control number. All MTW PHAs will provide the following required elements in the order and format given in the 50900 in their Annual MTW Plans and Annual MTW Reports, consistent with the requirements in Section VII of the Standard MTW Agreement.

(I) Introduction

Annual MTW Report

A. Table of Contents, which includes all the required elements of the Annual MTW Report; and

B. Overview of the PHA's short-term and long-term MTW goals and objectives. The PHA should include information about whether short-term goals and objectives were accomplished and report progress towards long-term goals and objectives.

[See Annual Report: Sections I & II](#)

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

(II) General Housing Authority Operating Information

Annual MTW Report

II.4.Report.HousingStock

A. MTW Report: Housing Stock Information

New Housing Choice Vouchers that were Project-Based During the Fiscal Year

Property Name	Anticipated Number of New Vouchers to be Project-Based *	Actual Number of New Vouchers that were Project-Based	Description of Project
GE Tower	0	5	Additional units in existing community
Lillie R. Campbell House	0	4	Senior community
Martin House at Adamsville Place	0	15	Senior community
Donnelly Courts	0	3	Supportive housing community
Ashley Courts at Cascade	0	32	Additional units in existing community

Anticipated Total Number of New Vouchers to be Project-Based *

0

Actual Total Number of New Vouchers that were Project-Based

59

Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year *

4881

Actual Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year

5051

Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year *

4881

Actual Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year

5051

* From the Plan

Other Changes to the Housing Stock that Occurred 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 Actual Capital Fund Expenditures During the Plan Year

The \$1.46 million in expenditures for capital repairs/improvements at AHA-Owned Residential Communities are categorized as Building Improvements (improvements to energy/lighting/blinds, plumbing, envelope/roof/doors, and/or corridor/elevator/doors); Site Improvements (asphalt/concrete work); and Furniture, Fixtures, & Equipment (including fire/security, HVAC/mechanical equipment, and appliances) and FY 2016 expenditures included:

- Barge Road Highrise: \$297,109 - Building Improvements & Equipment
- Cheshire Bridge Road Highrise: \$50,418 - Building Improvements
- Cosby Spear Highrise: \$24,071 - Building Improvements, Site Improvements
- East Lake Highrise: \$77,115 - Building Improvements
- Georgia Avenue Highrise: \$248,490 - Building Improvements & Equipment
- Hightower Manor Highrise: \$87,133 - Building Improvements, Site Improvements & Equipment
- Juniper and Tenth Highrise: \$8,810 - Building Improvements, Site Improvements
- Marian Road Highrise: \$101,007 - Building Improvements & Equipment
- Marietta Road Highrise: \$213,495 - Building Improvements & Equipment
- Martin Street Plaza: \$85,147 - Building Improvements & HVAC Equipment
- Peachtree Road Highrise: \$125,820 - Building Improvements & Equipment
- Westminster: \$138,698 - Building Improvements & Equipment

Overview of Other Housing Owned and/or Managed by the PHA at Fiscal Year End

Housing Program *

Not Applicable

Total Units

0

Overview of the Program

AHA does not own or manage any other housing

Total Other Housing Owned
and/or Managed

0

* Select Housing Program from: Tax-Credit, State Funded, Locally Funded, Market-Rate, Non-MTW HUD Funded, Managing Developments for other non-MTW Public Housing Authorities, or Other.

If Other, please describe:

None

II.5.Report.Leasing

B. MTW Report: Leasing Information

Actual Number of Households Served at the End of the Fiscal Year

Housing Program: Federal MTW Public Housing

Number of Households Served*

Planned

Actual

Number of Units that were Occupied/Leased through Public Housing (PH Units in AHA-Owned and AHA-Sponsored Mixed-Income Communities) **

4,163

4,153

Total Projected and Actual Households Served

4,163

4,153

* Calculated by dividing the planned/actual 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 Served, the PHA should estimate the number of Households served.

Housing Program: Federal MTW Public Housing

Unit Months Occupied/Leased****

Number of Units that were Occupied/Leased through Public Housing (PH Units in AHA owned and AHA Sponsored Mixed-Income Communities)***

Planned	Actual
49,956	49,836
49,956	49,836

Total Projected and Annual Unit Months Occupied/Leased

The difference between number of households planned and actual households served in Public Housing is due to commencement of the RAD conversion at Juniper and Tenth Highrise.

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

**** Unit Months Occupied/Leased is the total number of months the housing PHA has occupied/leased units, according to unit category during the year.

Housing Program: Federal MTW Housing Choice Voucher

Number of Households Served*

Number of Units that were Occupied/Leased through Federal MTW Housing Choice Voucher Property-Based Assistance Programs (PBRA Units)**

Planned	Actual
4,881	5,051
9,628	10,012
N/A	0
14,509	15,063

Number of Units that were Occupied/Leased through Federal MTW Housing Choice Voucher Tenant-Based Assistance Programs (HC Voucher Units) **

Port-In Vouchers (not absorbed)

Total Projected and Actual Households Served

* Calculated by dividing the planned/actual 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 Served, the PHA should estimate the number of Households served.

Housing Program: Federal MTW Housing Choice Voucher

Unit Months Occupied/Leased****

Number of Units that were Occupied/Leased through Federal MTW Housing Choice Voucher Property-Based Assistance Programs (PBRA Units) ***

Planned	Actual
58,572	60,612
115,536	120,144
N/A	0
174,108	180,756

Number of Units that were Occupied/Leased through Federal MTW Housing Choice Voucher Tenant-Based Assistance Programs (HC Voucher Units) ***

Port-In Vouchers (not absorbed)

Total Projected and Annual Unit Months Occupied/Leased

Exceeded estimates in PBRA Units and HC Voucher Units.

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

**** Unit Months Occupied/Leased is the total number of months the housing PHA has occupied/leased units, according to unit category during the year.

Housing Program: Local, Non-Traditional Programs

Number of Households Served*

Number of Units that were Occupied/Leased through Local, Non-Traditional MTW Funded Property-Based Assistance Programs (LIHTC Units) **

Planned	Actual
2,723	2,620
385	498
3,108	3,118

Number of Units that were Occupied/Leased through Local, Non-Traditional MTW Funded Tenant-Based Assistance Programs (Downpayment Assistance) **

Total Projected and Actual Households Served

* Calculated by dividing the planned/actual 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 Served, the PHA should estimate the number of Households served.

Housing Program: Local, Non-Traditional Programs		Unit Months Occupied/Leased****	
		Planned	Actual
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs (LIHTC Units)***		32,676	31,440
Number of Units that were Occupied/Leased through Local, Non-Traditional MTW Funded Tenant-Based Assistance Programs (Downpayment Assistance) ***		4,620	5,976
Total Projected and Annual Unit Months Occupied/Leased		37,296	37,416

Decrease in LIHTC units primarily due to Ashley Courts at Cascade, where units were converted to PBRA.

*** In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/Households Served, the PHA should estimate the number of households served.
**** Unit Months Occupied/Leased is the total number of months the housing PHA has occupied/leased units, according to unit category during the year.

	Average Number of Households Served Per Month	Total Number of Households Served During the Year
Households Served through Local Non-Traditional Services Only	0	0

Reporting Compliance with Statutory MTW Requirements: 75% of Families Assisted are Very Low-Income

HUD will verify compliance with the statutory objective of "assuring that at least 75 percent of the families assisted by the Agency are very low-income families" is being achieved by examining public housing and Housing Choice Voucher family characteristics as submitted into the PIC or its successor system utilizing current resident data at the end of the agency's fiscal year. The PHA will provide information on local, non-traditional families provided with housing assistance at the end of the PHA fiscal year, not reported in PIC or its successor system, in the following format:

Fiscal Year:	2011	2012	2013	2014	2015	2016	2017	2018
Total Number of Local, Non-Traditional MTW Households Assisted	2,828	2,971	3,074	3,135	3,045	3,118	X	X
Number of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	393	393	393	393	393	393	X	X
Percentage of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	14%	13%	13%	13%	13%	13%	X	X

Reporting Compliance with Statutory MTW Requirements: Maintain Comparable Mix

In order to demonstrate that the statutory objective of "maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration" is being achieved, the PHA will provide information in the following formats:

Baseline for the Mix of Family Sizes Served

Family Size:	Occupied Number of Public Housing units by Household Size when PHA Entered MTW	Utilized Number of Section 8 Vouchers by Household Size when PHA Entered MTW	Non-MTW Adjustments to the Distribution of Household Sizes *	Baseline Number of Household Sizes to be Maintained	Baseline Percentages of Family Sizes to be Maintained
1 Person	2,564	2,209	n/a	4,773	36%
2 Person	466	1,939	n/a	2,405	18%
3 Person	354	2,014	n/a	2,368	18%
4 Person	284	1,629	n/a	1,913	14%
5 Person	350	1,591	n/a	1,941	14%
6+ Person	n/a	n/a	n/a	n/a	n/a
Totals	4,018	9,382	n/a	13,400	100%

Explanation for Baseline Adjustments to the Distribution of Household Sizes Utilized

Baseline established as of AHA's Amended & Restated MTW Agreement effective November 13, 2008. No Non-MTW adjustments calculated.

Mix of Family Sizes Served

	1 Person	2 Person	3 Person	4 Person	5 Person	6+ Person	Totals
Baseline Percentages of Household Sizes to be Maintained **	36%	18%	18%	14%	14%	N/A	100%
Number of Households Served by Family Size this Fiscal Year ***	9,215	3,544	2,659	1,878	1,657	N/A	18,953
Percentages of Households Served by Household Size this Fiscal Year ****	49%	19%	14%	10%	9%	N/A	100%
Percentage Change	13%	1%	-4%	-4%	-6%	N/A	0%

Justification and Explanation for Family Size Variations of Over 5% from the Baseline Percentages

Baseline established as of AHA's Amended & Restated MTW Agreement effective November 13, 2008. Changes in mix of family sizes served is primarily due to relocation associated with AHA's Quality of Life Initiative (QLI), in which nearly 3,000 families were relocated from large family public housing communities to mixed-income communities or private developments using Housing Choice vouchers.

* "Non-MTW adjustments to the distribution of family sizes" are defined as factors that are outside the control of the PHA. Acceptable "non-MTW adjustments" include, but are not limited to, demographic changes in the community's population. If the PHA includes non-MTW adjustments, HUD expects the explanations of the factors to be thorough and to include information substantiating the numbers used.

** The numbers in this row will be the same numbers in the chart above listed under the column "Baseline percentages of family sizes to be maintained."

*** The methodology used to obtain these figures will be the same methodology used to determine the "Occupied number of Public Housing units by family size when PHA entered MTW" and "Utilized number of Section 8 Vouchers by family size when PHA entered MTW" in the table immediately above.

**** The "Percentages of families served by family size this fiscal year" will reflect adjustments to the mix of families served that are directly due to decisions the PHA has made. HUD expects that in the course of the demonstration, PHAs will make decisions that may alter the number of families served.

Description of any Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions at Fiscal Year End

Housing Program	Description of Leasing Issues and Solutions
None	None

Number of Households Transitioned To Self-Sufficiency by Fiscal Year End

Activity Name/#	Number of Households Transitioned *	Agency Definition of Self Sufficiency
4-to-1 Elderly Admissions Policy at AHA's High-Rise Communities	1,831	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
Aging Well Program	1,831	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
Comprehensive Homeownership Program	5	Defined as households with sufficient income and savings to maintain a mortgage without subsidy
Elderly Income Disregard	158	Defined as elderly persons who have earned income
Non-Elderly Disabled Income Disregard	131	Defined as non-elderly disabled persons who have earned income
Households Duplicated Across Activities/Definitions	1,831	
ANNUAL TOTAL NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY	2,125	

II.6.Report.Leasing

C. MTW Report: Wait List Information

Wait List Information at Fiscal Year End

Housing Program(s) *	Wait List Type **	Number of Households on Wait List	Wait List Open, Partially Open or Closed ***	Was the Wait List Opened During the Fiscal Year
Federal MTW Public Housing Units (AHA Owned Residential Communities)	Site Based	4,143	Open	Yes
Federal MTW Public Housing & PBRA Units (AHA-Sponsored Mixed-Income Communities)	Site Based	35,578	Open	Yes
Federal MTW Housing Choice Voucher Program (AHA HCV)	Community-Wide	4,000	Closed	No
Project-Based Local, Non-Traditional MTW Housing Assistance Program (AHA PBRA Communities)	Site Based	7,967	Open	Yes

More can 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 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 AHA's Project Based Rental Assistance Program and at AHA-Sponsored Mixed-Income 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.

None

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

(III) Proposed MTW Activities: HUD approval requested

Required Elements for Proposed Activities in the MTW Report:

All proposed activities that are granted approval by HUD are reported on in Section IV as 'Approved Activities'."

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

(IV) Approved MTW Activities: HUD approval previously granted

All required elements grouped by each MTW activity are in *Appendix H: Ongoing Activities Previously Approved by HUD (provided at the end of this form section)*.

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

(V) Sources and Uses of Funds

Annual MTW Report

V.3.Report.Sources and Uses of MTW Funds

A. MTW Report: Sources and Uses of MTW Funds

Actual Sources and Uses of MTW Funding for the Fiscal Year

PHAs shall submit their unaudited and audited information in the prescribed FDS format through the Financial Assessment System - PHA (FASPHA), or its successor system

Describe the Activities that Used Only MTW Single Fund Flexibility

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 2016 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.

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.

As detailed in Schedule A of the FY 2016 Comprehensive Budget, 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. In FY 2016, AHA drew from HUD \$192,770,339 in MTW Single Fund to support AHA's MTW eligible activities.

In addition to the funds used to provide assistance to tenant and project-based participants in Housing Choice, the amount of MTW funds identified above includes \$3,776,478 in MTW Single 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, program income from prior years, and private grants.

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) providing human development services intended to support fragile populations as well as promote resident self-sufficiency, (iv) funding AHA's HUD-approved version of project-based rental assistance (PBRA) at communities including both AHA-sponsored mixed-income, mixed-finance properties as well as multi-family communities that are privately owned, and (v) supporting local housing programs.

V.4.Report.Local Asset Management Plan

B. MTW Report: Local Asset Management Plan

Has the PHA allocated costs within statute during the plan year?

No

Has the PHA implemented 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. It 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 is continuing to implement an existing LAMP. See Appendix F.

V.5.Report.Unspent MTW Funds

C. MTW Report: Commitment of Unspent Funds

Until HUD issues a methodology for defining reserves, including a definition of obligations and commitments, MTW agencies are not required to complete this section.

Note: Written notice of a definition of MTW reserves will be forthcoming. Until HUD issues a methodology for defining reserves, including a definition of obligations and commitments, MTW agencies are not required to complete this section.

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 Report	
A. General description of any HUD reviews, audits or physical inspection issues that require the agency to take action to address the issue;	None
B. Results of latest PHA-directed evaluations of the demonstration, as applicable; and	n/a
C. Certification that the PHA has met the three statutory requirements of: 1) assuring that at least 75 percent of the families assisted by the Agency are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and 3) maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.	See Appendix B: MTW Annual Report Resolution and Certifications

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 Plans since FY 2005 ("MTW Annual Plans"). AHA's MTW Agreement with HUD was signed 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 was 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 extended to June 30, 2028, effective April 14, 2016 ("MTW Agreement"). Per AHA's MTW Agreement, 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. Additionally, per AHA's MTW Agreement, AHA's reporting requirements are described in Legacy Attachment B.

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. Activities are divided into the following sub-sections: Implemented, Not Yet Implemented, On Hold, and 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 2016 outcomes. Per HUD's requirements "**standard metrics must be shown in the table format provided in the 'HUD Standard Metrics' Section of Form 50900.**"

EXAMPLE of HUD Standard Metrics:

HC #5: Increase in Resident Mobility				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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 2016 MTW Annual Plan.	10 households	n/a

HUD-required metric and unit of measure for this type of activity

AHA-reported figures or definitions in **BOLD** type

FY 2016 benchmarks.

AHA reports the FY 2016 outcomes in comparison to the benchmark. Minor variances are reported as meeting benchmark.

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.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
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

Implemented Activities <i>Continued</i>			
Activity #	Activity	Fiscal Year Impl.	MTW Authorization(s)
HC.2008.02	Leasing Incentive Fee (LIF)	2007	Attachment D, Section VII: Establishment of Housing Choice Voucher Program
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
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

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 Project Based Rental Assistance (PBRA) units, in 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.

Because AHA's housing model has continued to evolve to include mixed-income and PBRA communities, starting in FY 2017, AHA will 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 METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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 (752 PH residents + HC households) x 12 = \$1.1 million resulting in increased rental revenue and greater HAP savings of \$221,000 approx.	Expected rental revenue after implementing the activity = \$125 rent x (5 PH residents + 486 HC households) x 12 = \$736.5 thousand resulting in increased rental revenue and greater HAP savings of \$589,200 approx.	Yes

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 needed 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 METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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.

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	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) prior to implementation of the activity (number). This number may be zero. AHA = 0 (FY 2005)	1,355 households in the AHA-Owned communities	1,831 households in the AHA-Owned communities	Yes

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 was completed and began occupancy in FY 2015 at Oasis at Scholars Landing. The development provides 60 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.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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 = 0 units	0 units	Yes

HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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) = 60 households	60 households	Yes

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 high-rise 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 METRICS, BASELINE, OR BENCHMARK

There have been no significant changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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.

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	1,355 elderly and disabled households	1,831 households in the AHA-Owned high-rise communities	Yes

SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	1,355 elderly and disabled households	1,831 households in the AHA-Owned high-rise communities	Yes

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. 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, market rents for a particular neighborhood are not skewed by subsidy paid by AHA in that neighborhood. 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 will introduce updated sub-market payment standards which have been expanded from 7 to 23 sub-markets. These new payment standards reflect the dramatic changes in the Atlanta real estate market since 2007. AHA will closely monitor the effects of these changes on HAP costs and lease-up rates.

IMPLEMENTATION YEAR

This activity was approved in the FY 2006 MTW Annual Plan. Implementation began in FY 2006.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 benchmarks are due to normal year-to-year 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	1,000 households	1,238 households	Yes

HC #1: Additional Units of Housing Made Available				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	Number of units on AHA HCVP over the HUD FMR standards = 1,926 units	1 BR: 236 units 2 BR: 418 units 3 BR: 406 units 4 BR: 139 units 5 BR: 36 units 6 BR: 3 units = 1,238 units	No. Dependent on number of program moves and new admissions

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 400 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 METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	6 units	88 housing units	Yes

HC #6: Increase in Homeownership Opportunities				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	40 households	88 households	Yes

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (AHA defines 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)	10 households	2 households	No

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, and conversion of the State-issued 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.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	0 units	139 units	No

<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	60 households	139 households	No

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.

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 METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	130 households	158 households	Yes

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.

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 METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars). AHA = 0 (FY 2011)	\$50,000 cost savings AHA is allowed to keep under its MTW Agreement.	\$375,406 in total savings (net program costs) which is \$111,258 more that AHA is allowed to keep under its MTW Agreement.	Yes

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.

While 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 METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	8,024 units in AHA's jurisdiction.	8,009 units	Yes

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 will provide gap financing for the RAD conversion of Juniper and Tenth Highrise.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	0 units	0 units	Yes

HD.2005.05 – GOOD NEIGHBOR PROGRAM II

DESCRIPTION

AHA's Good Neighbor Program (GNP) is an instructional program established by AHA and taught by Georgia State University (GSU). 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 GSU 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 – "It takes a Village"; and, (3) valuing life-long education. Also referred to as "Empowering S.E.L.F."

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.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	350 households	639 households participated in activity	Yes

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. As a result of 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.

IMPLEMENTATION YEAR

This activity was approved in the FY 2011 MTW Annual Plan. Implementation began in FY 2011.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
Rental revenue in dollars (increase) = HAP savings	Rental revenue prior to implementation of the activity (in dollars). AHA = 0 (FY 2011)	Expected HAP savings based on \$862 average HAP/voucher for 30 units = \$30,000 approx.	\$715,134 based on 936 unit months	n/a

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. 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.

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 800 families becoming compliant or progressing. AHA will continue to advance the strategy in FY 2017.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	975 households	1,316 households using case management services	Yes

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	200 households	429 households moved from non-compliant to Compliant or Progressing	Yes

SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	975 households	1,316 households using case management services	Yes

HC.2008.02 – LEASING INCENTIVE FEE (LIF)

DESCRIPTION

Originally used as a deconcentration 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.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2007.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 benchmarks are due to normal year-to-year 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	100 households	263 households	Yes.

HC #1: Additional Units of Housing Made Available				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	100 units	263 units in which household utilized LIF	Yes.

HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	100 households	263 households	Yes

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 METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (AHA defines 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)	78 households	131 households	Yes

RE.2007.04 – PROJECT BASED RENTAL ASSISTANCE AS A STRATEGIC TOOL

DESCRIPTION

AHA designed its Project Based Rental Assistance (PBRA) program 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 PBRA 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 PBRA 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 PBRA program has successfully increased the long-term availability of 5,051 market-rate quality new and existing affordable units to low-income families in Atlanta.

IMPLEMENTATION YEAR

This activity was approved in the FY 2007 MTW Annual Plan. Implementation began in FY 2007.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	0 units	59 units	Yes

HC #2: Units of Housing Preserved				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	0 units	0 units	Yes

RE.2006.02 – PROJECT BASED RENTAL ASSISTANCE SITE BASED ADMINISTRATION

DESCRIPTION

AHA developed and implemented a Project Based Rental Assistance Agreement, which replaces the former Project Based HAP contract, for the effective implementation of the PBRA 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 and processes relating to PBRA assisted units.

IMPACT

This process has made the PBRA 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 METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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 PBRA 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 PBRA Units administered at the site. (FY 2008)	Estimated cost of task after implementation of the activity (in dollars) = 4,881 PBRA Units x HUD CY2015 PUM HC Column A Admin Fee Rate (\$75.36) x 12 months x 80% = \$3.5 million Baseline Agency Cost Savings.	Estimated savings for Benchmark Year: 5,051 PBRA Units x HUD CY2015 PUM HC Column A Admin Fee Rate (\$75.36) x 12 months x 80% = \$3.6 million Baseline Agency Cost Savings.	Yes

CE #2: Staff Time Savings				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease)	<p>Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).</p> <p>AHA =</p> <p>Divide the agency cost savings by AHA hourly rate to estimate staff time savings.</p> <p>\$471,926 ÷ \$35 (assuming a staff per hour pay rate o)= 13,484 hours saved (FY 2008)</p>	<p>Expected amount of total staff time dedicated to the task after implementation of the activity = 100,891 hours saved</p>	<p>Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = \$3.6 million ÷ \$35 = 104,405 hours saved</p>	Yes

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 that are being reviewed 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 incentivizes 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 launched 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 Multifamily 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 rent comparables 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 expects to roll-out new payment standards in FY 2017.

During FY 2017, 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.

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 METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	Overhead Cost of \$8.1 million which was voucher administration costs of \$800/voucher.	Overhead Cost of \$8 million which was voucher administration cost of \$760 per voucher	Yes

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 and AHA-Owned Communities from public housing operating subsidy (under the existing Annual Contributions Contract) to AHA's Project Based Rental Assistance (under a PBRA 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 on April 23, 2013, which will be used as part of the PBRA funding to replace the public housing operating subsidy upon conversion.

During FY 2017, 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 Residential 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 (LIHTC) for Phase III. An LIHTC application was submitted in June, 2016 for Phase IV.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	0 units	0 units	Yes

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 will introduce updated sub-market payment standards which have been 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.

IMPLEMENTATION YEAR

This activity was approved in the FY 2007 MTW Annual Plan. Implementation began in FY 2011.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	Average HAP/voucher = \$845. Projected HAP assistance = \$80.8 million	Average HAP per voucher = \$775. Projected HAP assistance = \$71 million	Yes

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 to collect and process receipts, and streamlined processing results in fewer errors.

IMPLEMENTATION YEAR

This activity was approved in the FY 2008 MTW Annual Plan. Implementation began in FY 2010.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 benchmarks are due to normal year-to-year fluctuations in residents, households, or units that form the basis of inputs into the calculations.

CE #2: Staff Time Savings				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	15% of households historically seek deductions x 18,829 households x 1 hour verification = 2,824 hours saved.	15% x 19,186 assisted households x 1 hour = 2,878 hours saved	Yes

CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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 (percentage) = 3%	2.25% error rate	Yes

RE.2005.10 – REVITALIZATION PROGRAM

DESCRIPTION

Over the last 19 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 developments into economically sustainable, market rate quality, mixed-use, mixed-income communities through its Strategic Revitalization Program. 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 2017 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 2017 are described in Section 1 of the Annual 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 2017. 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 in the Annual Plan.

AHA will explore alternative funding options for the ongoing revitalization activities including, as appropriate, any sites of former public housing (as listed in Appendix D, Table 6 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 2017, AHA may continue revitalization activities associated with the QLI sites.

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 thousands of mixed-income rental units (including AHA-assisted units and tax-credit-only units), and nearly 400 affordable single family homes have been sold to low-income families.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	6 units	0 rental units, and 5 for-sale homes were developed.	Yes

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 FY 2016.

IMPLEMENTATION YEAR

This activity was approved in the FY 2012 MTW Annual Plan. Implementation began in FY 2013.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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	10 units	0 units Completed but under construction	No

SH.2013.01 – VETERANS SUPPORTIVE HOUSING

DESCRIPTION

Under AHA's PBRA for Supportive Housing program, owners and developers of supportive housing receive housing subsidy under PBRA 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 PBRA 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 veteran's 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 METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	0 units	0 units	No

HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	0 households	0 households	No

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 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, either from 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-Sponsored Mixed-Income Communities, and 95 percent of households in PBRA 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 800 families becoming compliant or progressing. AHA will continue to advance the strategy in FY 2017.

IMPLEMENTATION YEAR

This activity was approved in the FY 2005 MTW Annual Plan. Implementation began in FY 2005.

CHANGES TO METRICS, BASELINE, OR BENCHMARK

There have been no changes to the metrics, baseline, or benchmark assumptions and calculations for FY 2016. Any changes in quantities, magnitude or value of FY 2016 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	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	800 households	1,316 households using case management services	Yes

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	160 households	429 households moved from non-compliant to Compliant or Progressing	Yes

SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	FY 2016 Benchmark	FY 2016 Outcome	Benchmark Achieved?
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)	800 households	1,316 households using case management services	Yes

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.

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 proposed 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 who 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)	Closeout Year (FY)
--	ARRA Funds	n/a	2012
HD.2007.05	Housing Choice Family Self-Sufficiency (FSS) Program Re-engineering	Attachment D, Section VII: Establishment of Housing Choice Voucher Program	2008
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	Merged with Supportive Housing activities
HD.2008.05	Pre-Relocation Client Education	Attachment D, Section VII: Establishment of Housing Choice Voucher Program	2010
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	2010
PH.2007.07	Utility Allowance Waiver	Attachment D, Section V: Single Fund Budget with Full Flexibility	2010
--	Voluntary Compliance Agreement (VCA)	n/a	2011
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	2016

AW.2010.01 – BUSINESS TRANSFORMATION INITIATIVE

Reason for Closing Out Initiative

The Business Transformation initiative was a three-phase strategy to (I) assess and evaluate AHA's current business systems and practices, (II) develop and recommend an efficient and effective business model patterned after the best practices of successful private-sector real estate companies and the state-of-the-art information systems that support such companies and (III) develop and launch a business transformation implementation plan. As part of the plan, AHA completed implementation of an enterprise resource planning solution designed to provide business process automation across every department.

Final Outcome and Lessons Learned

The ERP solution supports greater productivity of AHA's staff. AHA has automated business processes internally; eliminated manual, redundant processes and paperwork; and introduced broader controls and data security. By improving the quality, accuracy, and frequency of interaction between AHA, families, real estate development partners, property management companies, and owners, AHA has improved relationships, resulting in better outcomes for families.



Healthy Mixed-Income Communities; Healthy Self-Sufficient Families

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