

## Before Starting the CoC Application

You must submit all three of the following parts in order for us to consider your Consolidated Application complete:

1. the CoC Application,
2. the CoC Priority Listing, and
3. all the CoC's project applications that were either approved and ranked, or rejected.

As the Collaborative Applicant, you are responsible for reviewing the following:

1. The FY 2023 CoC Program Competition Notice of Funding Opportunity (NOFO) for specific application and program requirements.
2. The FY 2023 CoC Application Detailed Instructions which provide additional information and guidance for completing the application.
3. All information provided to ensure it is correct and current.
4. Responses provided by project applicants in their Project Applications.
5. The application to ensure all documentation, including attachment are provided.

Your CoC Must Approve the Consolidated Application before You Submit It  
- 24 CFR 578.9 requires you to compile and submit the CoC Consolidated Application for the FY 2023 CoC Program Competition on behalf of your CoC.

- 24 CFR 578.9(b) requires you to obtain approval from your CoC before you submit the Consolidated Application into e-snaps.

Answering Multi-Part Narrative Questions

Many questions require you to address multiple elements in a single text box. Number your responses to correspond with multi-element questions using the same numbers in the question. This will help you organize your responses to ensure they are complete and help us to review and score your responses.

Attachments

Questions requiring attachments to receive points state, "You Must Upload an Attachment to the 4B. Attachments Screen." Only upload documents responsive to the questions posed—including other material slows down the review process, which ultimately slows down the funding process. Include a cover page with the attachment name.

- Attachments must match the questions they are associated with—if we do not award points for evidence you upload and associate with the wrong question, this is not a valid reason for you to appeal HUD's funding determination.

- We must be able to read the date and time on attachments requiring system-generated dates and times, (e.g., a screenshot displaying the time and date of the public posting using your desktop calendar; screenshot of a webpage that indicates date and time).

## 1A. Continuum of Care (CoC) Identification

HUD publishes resources on the HUD.gov website at CoC Program Competition to assist you in completing the CoC Application. Resources include:

- Notice of Funding Opportunity (NOFO) for Fiscal Year (FY) 2023 Continuum of Care Competition and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants;
- 24 CFR part 578;
- FY 2023 CoC Application Navigational Guide;
- Section 3 Resources;
- PHA Crosswalk; and
- Frequently Asked Questions

**1A-1. CoC Name and Number:** GA-500 - Atlanta CoC

**1A-2. Collaborative Applicant Name:** Partners for HOME, Inc.

**1A-3. CoC Designation:** CA

**1A-4. HMIS Lead:** Georgia Housing and Finance Authority

## 1B. Coordination and Engagement–Inclusive Structure and Participation

HUD publishes resources on the HUD.gov website at CoC Program Competition to assist you in completing the CoC Application. Resources include:

- Notice of Funding Opportunity (NOFO) for Fiscal Year (FY) 2023 Continuum of Care Competition and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants;
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- Frequently Asked Questions

<b>1B-1.</b>	<b>Inclusive Structure and Participation–Participation in Coordinated Entry.</b>	
	NOFO Sections V.B.1.a.(1), V.B.1.e., V.B.1f., and V.B.1.p.	
	In the chart below for the period from May 1, 2022 to April 30, 2023:	
	1. select yes or no in the chart below if the entity listed participates in CoC meetings, voted—including selecting CoC Board members, and participated in your CoC’s coordinated entry system; or	
	2. select Nonexistent if the organization does not exist in your CoC’s geographic area:	

	Organization/Person	Participated in CoC Meetings	Voted, Including Electing CoC Board Members	Participated in CoC’s Coordinated Entry System
1.	Affordable Housing Developer(s)	Yes	Yes	No
2.	CDBG/HOME/ESG Entitlement Jurisdiction	Yes	Yes	Yes
3.	Disability Advocates	Yes	Yes	Yes
4.	Disability Service Organizations	Yes	Yes	Yes
5.	EMS/Crisis Response Team(s)	Yes	Yes	Yes
6.	Homeless or Formerly Homeless Persons	Yes	Yes	Yes
7.	Hospital(s)	Yes	Yes	Yes
8.	Indian Tribes and Tribally Designated Housing Entities (TDHEs) (Tribal Organizations)	Nonexistent	No	No
9.	Law Enforcement	Yes	Yes	Yes
10.	Lesbian, Gay, Bisexual, Transgender (LGBTQ+) Advocates	Yes	Yes	Yes
11.	LGBTQ+ Service Organizations	Yes	Yes	Yes
12.	Local Government Staff/Officials	Yes	Yes	Yes
13.	Local Jail(s)	Yes	Yes	Yes
14.	Mental Health Service Organizations	Yes	Yes	Yes
15.	Mental Illness Advocates	Yes	Yes	Yes

16.	Organizations led by and serving Black, Brown, Indigenous and other People of Color	Yes	Yes	Yes
17.	Organizations led by and serving LGBTQ+ persons	Yes	Yes	Yes
18.	Organizations led by and serving people with disabilities	Yes	Yes	Yes
19.	Other homeless subpopulation advocates	Yes	Yes	Yes
20.	Public Housing Authorities	Yes	Yes	Yes
21.	School Administrators/Homeless Liaisons	Yes	Yes	Yes
22.	Street Outreach Team(s)	Yes	Yes	Yes
23.	Substance Abuse Advocates	Yes	Yes	Yes
24.	Substance Abuse Service Organizations	Yes	Yes	Yes
25.	Agencies Serving Survivors of Human Trafficking	Yes	Yes	Yes
26.	Victim Service Providers	Yes	Yes	Yes
27.	Domestic Violence Advocates	Yes	Yes	Yes
28.	Other Victim Service Organizations	Yes	Yes	Yes
29.	State Domestic Violence Coalition	Yes	Yes	Yes
30.	State Sexual Assault Coalition	Yes	Yes	Yes
31.	Youth Advocates	Yes	Yes	Yes
32.	Youth Homeless Organizations	Yes	Yes	Yes
33.	Youth Service Providers	Yes	Yes	Yes
	Other: (limit 50 characters)			
34.	Businesses	Yes	Yes	No
35.	Homeless Services Funders	Yes	Yes	No

1B-2.	Open Invitation for New Members.	
	NOFO Section V.B.1.a.(2)	

	Describe in the field below how your CoC:
1.	communicated a transparent invitation process annually (e.g., communicated to the public on the CoC's website) to solicit new members to join the CoC;
2.	ensured effective communication and access for persons with disabilities, including the availability of accessible electronic formats; and
3.	invited organizations serving culturally specific communities experiencing homelessness in the geographic area to address equity (e.g., Black, Latino, Indigenous, LGBTQ+, and persons with disabilities).

(limit 2,500 characters)

1. The Atlanta CoC communicates its process to become a member by having a dedicated page/application on its Collaborative Applicant website for prospective members to complete; by inviting attendees at the bimonthly CoC meetings to complete the membership application online to become a member; by inviting our 800+ email subscribers to become a member in email communications; by inviting followers on social media to join the Atlanta CoC; and by inviting prospective members to join the CoC at non-CoC events such as City Council meetings, neighborhood association meetings and general community awareness forums.

2. The Atlanta CoC has an online application for individuals with mobility disabilities to complete with the use of computer technology from the comfort of their home/office. The application can be converted to a PDF application which allows for a read-aloud capability. Finally, we have a dedicated CoC liaison that can complete applications for individuals who lack computer technology and need hands-on assistance in completing the application.

3. Through its racial equity workgroup and direct service providers, the Atlanta CoC works to identify and encourage organizations serving BIPOC, LGBTQ+ persons, and persons with disabilities to join the CoC. Recommendations for new members are extended a personal invitation to join the CoC. Finally, CoC meetings are open to all stakeholders in the homeless space. Some of examples of member organizations that serve culturally specific communities include the Trans Housing Coalition, Lost-n-Found Youth, and the Latin American Association.

1B-3.	CoC's Strategy to Solicit/Consider Opinions on Preventing and Ending Homelessness.	
	NOFO Section V.B.1.a.(3)	

Describe in the field below how your CoC:	
1.	solicited and considered opinions from a broad array of organizations and individuals that have knowledge of homelessness, or an interest in preventing and ending homelessness;
2.	communicated information during public meetings or other forums your CoC uses to solicit public information;
3.	ensured effective communication and access for persons with disabilities, including the availability of accessible electronic formats; and
4.	took into consideration information gathered in public meetings or forums to address improvements or new approaches to preventing and ending homelessness.

(limit 2,500 characters)

1. The Atlanta CoC works with a diverse group of stakeholders to solicit feedback on strategies to prevent and end homelessness. Over 170 agencies are represented in the CoC and include, but are not limited to, members from social service agencies, housing providers, government agencies, faith partners, community groups, foundations and businesses. At bimonthly CoC meetings, agenda time is allocated for open discussion on strategies that will impact homelessness in the City of Atlanta. One recent example of soliciting feedback from a broad array of organizations included hosting stakeholder sessions to inform the 2023-2028 Atlanta CoC Strategic Plan. A public comment period was opened to solicit feedback on its draft before final approving. This process concluded in the adoption of the plan in August 2023.

2. Workgroups and special meetings are convened when there is a need to solicit input on targeted topics such as youth homelessness, housing development or strategic planning. To accommodate those who do not attend meetings, the CoC's Collaborative Applicant will send a follow-up email to its subscriber list and solicit input and inclusion digitally on topics related to preventing and ending homelessness. These methods expand the individual and agency audiences' feedback and inform the direction of the CoC. Recently, the CoC held an open meeting for CoC stakeholders and the public to inform the 2023-2028 Atlanta CoC Strategic Plan. People were broken out in workgroups, led by CoC facilitators, to inform strategies for the new plan. Their ideas were then incorporated into the 2023-2028 Strategic Plan adopted in August 2023.

3. When sharing opportunities to submit feedback, the Atlanta CoC has representatives share their contact information so that persons with disabilities may reach out and ask for accommodations to support their engagement and feedback. This can include, but is not limited to, developing electronic formats of surveys to improve access to feedback opportunities, as well as completing forms on behalf of persons with disabilities as necessary.

4. During strategic planning, the CoC walked attendees through targeted questions that focused on goals, strategies and tactics needed to prevent and end homelessness. One example of including a new approach to preventing and ending homelessness included adding prevention as a area of focus in the 2023-2028 Strategic Plan. In past years, prevention was not a part of CoC strategic planning.

1B-4.	Public Notification for Proposals from Organizations Not Previously Awarded CoC Program Funding.	
NOFO Section V.B.1.a.(4)		
Describe in the field below how your CoC notified the public:		
1.	that your CoC will consider project applications from organizations that have not previously received CoC Program funding;	
2.	about how project applicants must submit their project applications—the process;	
3.	about how your CoC would determine which project applications it would submit to HUD for funding; and	
4.	ensured effective communication and access for persons with disabilities, including the availability of accessible electronic formats.	

**(limit 2,500 characters)**

1. On July 10, 2023, an email was sent to 800+ CoC subscribers that announced the FY23 HUD CoC Program Competition. A follow up email was sent on July 14, 2023 notifying renewing and new applicants to attend the July 28, 2023 mandatory trainings that would cover the FY23 NOFO and local competition process.

2. In addition to posting local competition materials on the web, the Collaborative Applicant hosted a mandatory HUD NOFO overview for all interested applicants. The initial communication about the webinar was sent in a July 14, 2023 email to CoC subscribers. On July 28, the Collaborative Applicant hosted the webinar for all interested applicants that reviewed the application process for both new and renewing applicants. The presentation was then uploaded to the Collaborative Applicant website for all renewing and new applicants to download at their convenience.

3. The CoC has implemented a local competition policy that outlines the rules and regulations of how we select applicants for new and renewing projects. The policy was informed by the work of CoC workgroups and posted on the Collaborative Applicant website for all applicants to download and review as part of their application process. This information was also communicated in the July 28 NOFO training for interested applicants. Finally, projects selected as part of the process are communicated in our Priority Listing shared on the Collaborative Applicant website on September 13, 2023.

4. The Atlanta CoC's local competition application was made available via a SurveyMonkey application. A PDF of the SurveyMonkey application is also uploaded on the website for read aloud technology. During the July 28 HUD NOFO overview, all applicants with questions or assistance needs were given staff contact information to follow up with for additional support.

## 1C. Coordination and Engagement

HUD publishes resources on the HUD.gov website at CoC Program Competition to assist you in completing the CoC Application. Resources include:

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  - 24 CFR part 578;
  - FY 2023 CoC Application Navigational Guide;
  - Section 3 Resources;
  - PHA Crosswalk; and
  - Frequently Asked Questions

1C-1.	Coordination with Federal, State, Local, Private, and Other Organizations.	
	NOFO Section V.B.1.b.	
	In the chart below:	
	1. select yes or no for entities listed that are included in your CoC's coordination, planning, and operations of projects that serve individuals, families, unaccompanied youth, persons who are fleeing domestic violence who are experiencing homelessness, or those at risk of homelessness; or	
	2. select Nonexistent if the organization does not exist within your CoC's geographic area.	

	Entities or Organizations Your CoC Coordinates with for Planning or Operations of Projects	Coordinates with the Planning or Operations of Projects?
1.	Funding Collaboratives	Yes
2.	Head Start Program	Yes
3.	Housing and services programs funded through Local Government	Yes
4.	Housing and services programs funded through other Federal Resources (non-CoC)	Yes
5.	Housing and services programs funded through private entities, including Foundations	Yes
6.	Housing and services programs funded through State Government	Yes
7.	Housing and services programs funded through U.S. Department of Health and Human Services (HHS)	Yes
8.	Housing and services programs funded through U.S. Department of Justice (DOJ)	Yes
9.	Housing Opportunities for Persons with AIDS (HOPWA)	Yes
10.	Indian Tribes and Tribally Designated Housing Entities (TDHEs) (Tribal Organizations)	Nonexistent
11.	Organizations led by and serving Black, Brown, Indigenous and other People of Color	Yes
12.	Organizations led by and serving LGBTQ+ persons	Yes
13.	Organizations led by and serving people with disabilities	Yes
14.	Private Foundations	Yes
15.	Public Housing Authorities	Yes
16.	Runaway and Homeless Youth (RHY)	Yes
17.	Temporary Assistance for Needy Families (TANF)	Yes
	Other:(limit 50 characters)	

18.		No
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1C-2.	CoC Consultation with ESG Program Recipients.	
	NOFO Section V.B.1.b.	

Describe in the field below how your CoC:	
1.	consulted with ESG Program recipients in planning and allocating ESG Program funds;
2.	participated in evaluating and reporting performance of ESG Program recipients and subrecipients;
3.	provided Point-in-Time (PIT) count and Housing Inventory Count (HIC) data to the Consolidated Plan jurisdictions within its geographic area; and
4.	provided information to Consolidated Plan Jurisdictions to address homelessness within your CoC's geographic area so it could be addressed in the Consolidated Plan update.

**(limit 2,500 characters)**

1. The Atlanta CoC holds planning meetings with current and prospective ESG program recipients to solicit input and feedback on program structure, identify ways to systemize housing and develop a housing strategy. One specific example includes consulting with partners who have specialized roles in case management, financial assistance administration and unit acquisition on the CoC's current LIFT 2.0 homeless response plan. During meetings, partners discuss new investments, including allocation of ESG funds, and processes for allocation of funds toward efforts that will assist in housing 1,500 households.

2. The Collaborative Applicant administers homeless response plans, funded in part through the Georgia Department of Community Affairs' ESG-CV2 award. One example of evaluating and reporting performance of ESG Program subrecipients includes hosting monthly meetings to discuss encampment closing strategies, unit acquisition, and progress on performance metrics to meet overall goals. ESG funders also request quarterly update of project progress where financial and performance based outcome are shared. Information specific to funded agencies is requested by the Collaborative Applicant to inform ESG reporting.

3. The Collaborative Applicant produces an annual PIT report that is distributed to constituents and jurisdictions within the City of Atlanta. This report includes PIT and HIC data. This report is available for download on the Collaborative Applicant website.

4. In addition to producing an annual PIT report, the Collaborative Applicant produces a strategic plan to address homelessness within the City of Atlanta. The information in both documents is used to inform updates to the Consolidated Plan. One example of how the Atlanta CoC has informed the Consolidated Plan is the homeless needs assessment section of the City of Atlanta's 2020-2024 Consolidated Plan. This data includes the number of people experiencing homelessness, demographics of the types of people experiencing homelessness, and needs in the community. Based on the information provided, prevention was identified as the highest need from stakeholders. This information is distributed directly to constituents through email, social media, and print communications, as well as made publicly available for download via City and CoC websites.

1C-3.	Ensuring Families are not Separated.	
	NOFO Section V.B.1.c.	

Select yes or no in the chart below to indicate how your CoC ensures emergency shelter, transitional housing, and permanent housing (PSH and RRH) do not deny admission or separate family members regardless of each family member's self-reported sexual orientation and gender identity:

1.	Conducted mandatory training for all CoC- and ESG-funded service providers to ensure families are not separated.	Yes
2.	Conducted optional training for all CoC- and ESG-funded service providers to ensure families are not separated.	Yes
3.	Worked with ESG recipient(s) to adopt uniform anti-discrimination policies for all subrecipients.	Yes
4.	Worked with ESG recipient(s) to identify both CoC- and ESG-funded facilities within your CoC's geographic area that might be out of compliance and took steps to work directly with those facilities to bring them into compliance.	Yes
5.	Sought assistance from HUD by submitting questions or requesting technical assistance to resolve noncompliance by service providers.	Yes

1C-4.	CoC Collaboration Related to Children and Youth—SEAs, LEAs, School Districts.	
	NOFO Section V.B.1.d.	

Select yes or no in the chart below to indicate the entities your CoC collaborates with:

1.	Youth Education Provider	No
2.	State Education Agency (SEA)	No
3.	Local Education Agency (LEA)	No
4.	School Districts	Yes

1C-4a.	Formal Partnerships with Youth Education Providers, SEAs, LEAs, School Districts.	
	NOFO Section V.B.1.d.	

Describe in the field below the formal partnerships your CoC has with at least one of the entities where you responded yes in question 1C-4.

**(limit 2,500 characters)**

Per its charter and bylaws, the Atlanta CoC has an At-Large, Voting representative from the Atlanta Public Schools Board that serves on the CoC’s Governing Council. This position helps navigate the relationship between the Atlanta CoC and Atlanta Public Schools to ensure children impacted by homelessness also have necessary supports in place while pursuing their educational goals. The CoC collaborates with education providers to provide access to and resources for both children and youth impacted by homelessness. This includes, but is not limited to, coordination for disability resources for children and youth with special needs; learning specialists for children and youth in need of enhanced tutoring and training; and GED and vocational education training for youth pursuing employment.

In addition to partnering with school districts to provide access to and resources for students impacted by homelessness, school district representatives participate in CoC meetings and provide insight on trends in local education; participate in family and youth workgroups to provide strategies on detection of child and youth homelessness; and are invited to serve in leadership capacities on the Atlanta CoC Governing Council and formal Committees. Some outcomes of school district involvement with the CoC includes the Atlanta Public School Homeless Education Program that coordinates education services for students; a Head Start direct referral link to prioritize children of families impacted by homelessness; and care navigators placed in targeted schools that have high rates of transient students due to homelessness.

1C-4b.	Informing Individuals and Families Experiencing Homelessness about Eligibility for Educational Services.	
NOFO Section V.B.1.d.		
Describe in the field below written policies and procedures your CoC uses to inform individuals and families who become homeless of their eligibility for educational services.		

**(limit 2,500 characters)**

The Atlanta CoC adopted written standards that inform individuals and families who become homeless of their eligibility for educational services. Providers working with these subpopulations should implement an intake process that include questions about the educational status of all children in the household. Agencies then provide families with information about their educational rights and protections for youth upon intake and when they enter the program. Agencies that serve families are expected to identify a lead staff person responsible for ensuring children are enrolled in school and connected to the appropriate educational services within the community. Parents and guardians have the right to authorize the school education provider to help coordinate these services. Finally, it is the CoC policy that agencies establish policies and practices that are consistent with, and do not restrict the exercise of rights provided by the education subtitle of the McKinney-Vento Act, and other laws related to the provision of educations and related services to individuals and families experiencing homelessness.

1C-4c.	Written/Formal Agreements or Partnerships with Early Childhood Services Providers.	
	NOFO Section V.B.1.d.	

Select yes or no in the chart below to indicate whether your CoC has written formal agreements or partnerships with the listed providers of early childhood services:

		MOU/MOA	Other Formal Agreement
1.	Birth to 3 years	No	Yes
2.	Child Care and Development Fund	No	No
3.	Early Childhood Providers	Yes	Yes
4.	Early Head Start	Yes	Yes
5.	Federal Home Visiting Program--(including Maternal, Infant and Early Childhood Home and Visiting or MIECHV)	No	No
6.	Head Start	Yes	Yes
7.	Healthy Start	No	No
8.	Public Pre-K	No	Yes
9.	Tribal Home Visiting Program	No	No
	Other (limit 150 characters)		
10.	Department of Family and Children Services	Yes	No

1C-5.	Addressing Needs of Domestic Violence, Dating Violence, Sexual Assault, and Stalking Survivors--Collaboration with Federally Funded Programs and Victim Service Providers.	
	NOFO Section V.B.1.e.	

In the chart below select yes or no for the organizations your CoC collaborates with:

	Organizations	
1.	state domestic violence coalitions	No
2.	state sexual assault coalitions	No
3.	other organizations that help this population	Yes

1C-5a.	Collaboration with Federally Funded Programs and Victim Service Providers to Address Needs of Domestic Violence, Dating Violence, Sexual Assault, and Stalking Survivors.	
	NOFO Section V.B.1.e.	

Describe in the field below how your CoC regularly collaborates with organizations indicated in Question 1C-5 to:

1.	update CoC-wide policies; and
2.	ensure all housing and services provided in the CoC's geographic area are trauma-informed and can meet the needs of survivors.

(limit 2,500 characters)

1. The CoC works with Partnership Against Domestic Violence (PADV) to review CoC-wide policies and ensure they address the needs of domestic violence, dating violence, sexual assault, and stalking survivors. These reviews take place in our CoC workgroups which includes representatives of PADV to provide feedback on changes that need to be made. Workgroups meet at minimum monthly, and allow for ongoing feedback. Once example of of PADV informing policies is updates made to the PSH Transfer Policy that included an emergency transfer process compliant with the Violence Against Women Act (VAWA).

2. The CoC, in partnership with PADV, provides mandatory training for funded agencies to ensure they are trauma informed and can meet the needs of survivors. The latest training took place on August 15, 2023. Video is available for download from the Collaborative Applicant website to ensure agencies who were not in attendance have access to teachings.

1C-5b.	Coordinated Annual Training on Best Practices to Address the Needs of Domestic Violence, Dating Violence, Sexual Assault, and Stalking Survivors.	
NOFO Section V.B.1.e.		
Describe in the field below how your CoC coordinates to provide training for:		
1.	project staff that addresses best practices (e.g., trauma-informed, victim-centered) on safety and planning protocols in serving survivors of domestic violence and indicate the frequency of the training in your response (e.g., monthly, semi-annually); and	
2.	Coordinated Entry staff that addresses best practices (e.g., trauma informed care) on safety and planning protocols in serving survivors of domestic violence and indicate the frequency of the training in your response (e.g., monthly, semi-annually).	

(limit 2,500 characters)

1. The CoC collaborates with Partnership for Domestic Violence (PADV) to train project staff from over 40 agencies, including staff from our central access point for coordinated entry and street outreach teams who also conduct coordinated entry assessments. The annual training, last conducted on August 15, 2023, informs attendees on trauma-informed and victim-centered approaches when working with survivors of domestic violence.

In addition to an annual training in partnership with PADV, the Atlanta CoC has provided safety and best practices trainings for working with LGBTQ+ survivors of domestic violence; self-care and motivational interviewing; trauma-informed care training; and fair housing and tenant leadership trainings that are applicable to survivors of domestic violence.

2. All ancillary trainings, in addition to the annual training, are for CoC project staff and coordinated entry staff.

1C-5c.	Implemented Safety Planning, Confidentiality Protocols in Your CoC's Coordinated Entry to Address the Needs of Domestic Violence, Dating Violence, Sexual Assault, and Stalking Survivors.	
NOFO Section V.B.1.e.		
Describe in the field below how your CoC's coordinated entry includes:		

1.	safety planning protocols; and
2.	confidentiality protocols.

**(limit 2,500 characters)**

1. The CoC's coordinated entry protocols includes a section related to safety of individuals and families seeking assistance. For those fleeing domestic violence, access to coordinated entry must be safe and secure, ensuring the identities and locations remain protected. A DV hotline is made available to facilitate a safe coordinated entry process. Data collected conforms to the applicable requirements of the Violence Against Women Act, CoC Program, and/or HMIS Data Standards and is stored in a comparable database. The CoC works with its local victim service provider lead, Partnership Against Domestic Violence, to ensure these procedure are updated regularly and reflect the needs of survivors.

2. When making referrals to housing, the coordinated entry protocols indicates referrals must be safe and made to appropriate housing solutions for clients based on their needs. Survivors should have immediate access to emergency services such as DV shelters. Processes for victim services providers not participating in coordinated entry are included to ensure individuals and families receive the same level of confidentiality when working with those respective agencies. The CoC works with its local victim service provider lead, Partnership Against Domestic Violence, to ensure these procedure are updated regularly and reflect the needs of survivors.

1C-5d.	Used De-identified Aggregate Data to Address the Needs of Domestic Violence, Dating Violence, Sexual Assault, and Stalking Survivors.	
	NOFO Section V.B.1.e.	

Describe in the field below:

1.	the de-identified aggregate data source(s) your CoC used for data on survivors of domestic violence, dating violence, sexual assault, and stalking; and
2.	how your CoC uses the de-identified aggregate data described in element 1 of this question to evaluate how to best meet the specialized needs related to domestic violence and homelessness.

**(limit 2,500 characters)**

1. The Atlanta CoC's de-identified aggregate data source(s) for data on survivors of domestic violence, dating violence, sexual assault, and stalking is administered by Partnership Against Domestic Violence (PADV). PADV provides unidentified data from their HMIS-comparable system to the CoC, through a protected identity spreadsheet.

2. The Atlanta CoC uses the de-identified aggregate data to better inform the CoC of statistics and unmet needs of those experiencing domestic violence, dating violence, sexual assault, and stalking in our geographic area. As part of the FY23 Competition, two new DV projects were submitted to help expand services within the Atlanta CoC for survivors of domestic violence, dating violence, sexual assault, and stalking. This includes an expanded DV coordinated entry project to serve more clients as well as an expanded DV rapid rehousing project to move more survivors into safe housing.

&nbsp;

1C-5e.	Implemented Emergency Transfer Plan Policies and Procedures for Domestic Violence, Dating Violence, Sexual Assault, and Stalking Survivors.	
	NOFO Section V.B.1.e.	

Describe in the field below how your CoC communicates to all individuals and families seeking or receiving CoC Program assistance:

1.	whether your CoC has policies and procedures that include an emergency transfer plan;
2.	the process for individuals and families to request an emergency transfer; and
3.	the process your CoC uses to respond to individuals' and families' emergency transfer requests.

(limit 2,500 characters)

1. The Atlanta CoC has policies and procedures that include an emergency transfer plan. This is communicated on the resource library page of the Collaborative Applicant website as well as communicated with individuals and families at coordinated entry. Details that outline steps of the plan are listed in the PSH Transfer Policy.

2. Individuals and families can request an emergency transfer when presenting at a coordinated access point (CAP) or service agency. Anyone fleeing violence can also complete a phone assessment via the DV hotline.

3. If an individual or family's safety is at risk, information is shared with respective providers via a protected document that includes a client ID number and no identifying information. Client referrals are matched with services. DV providers use an HMIS-comparable system to protect the confidentiality of their clients, as well as a unique identifier for each household as added protection.

1C-5f.	Access to Housing for Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking.	
	NOFO Section V.B.1.e.	

Describe in the field below how your CoC:

1.	ensures that survivors of domestic violence, dating violence, sexual assault, or stalking have safe access to all of the housing and services available within the CoC's geographic area; and
2.	proactively identifies systemic barriers within your homeless response system that create barriers to safely house and provide services to survivors of domestic violence, dating violence, sexual assault, or stalking.

(limit 2,500 characters)

1. The CoC has implemented a coordinated entry system that ensures clients referred to coordinated entry receive information about housing and services available within the CoC’s geographic area. For survivors of domestic violence, the CoC has partnered with local victim services provider, Partnership Against Domestic Violence (PADV), to provide coordinated entry specific to survivors of domestic violence, dating violence, sexual assault, or stalking. This helps to ensure this population has the same access as non-DV referrals to coordinated entry.

2. The CoC collaborates Partnership for Domestic Violence (PADV) to proactively identify systemic barriers within our homeless response system that create barriers to safely house and provide services to survivors of domestic violence, dating violence, sexual assault, or stalking. Using data from populations they work with, PADV trains CoC project staff on these barriers and works with CoC workgroups to develop and implement policies that reduce barriers and ensure access to safe housing and services for survivors of domestic violence, dating violence, sexual assault, or stalking.

1C-5g.	Ensuring Survivors With a Range of Lived Expertise Participate in Developing CoC-Wide Policy and Programs.	
	NOFO Section V.B.1.e.	
	Describe in the field below how your CoC:	
	1. ensured survivors with a range of lived expertise are involved in the development of your CoC-wide policy and programs; and	
	2. accounted for the unique and complex needs of survivors.	

**(limit 2,500 characters)**

1. The CoC works with Partnership Against Domestic Violence (PADV) to ensure survivors with a range of lived expertise are involved in the development of CoC-wide policy and programs. Survivors are employed by the agency and serve as representatives on CoC-wide workgroups. Clients are also contacted to provide feedback about their experiences and improvements for service delivery. This feedback is elevated to programmatic team members for modifications in service delivery or development of policies to address survivor concerns.

2. One way that accounted for the unique and complex needs of survivors was working with landlords to apply a credit waiver to survivors who may have credit barriers to housing. This shift allowed more survivors to be placed into housing while working with case managements teams to address employment and credit barriers. Additionally, through the use of survey feedback, adaptations were made for clients to specify their preferences for parts of the city they would prefer to reside in. This allowed case management teams to meet the needs of clients who needed their children to remain in select school districts, due to issues that could arise with completing an individualized education plan in another school district.

1C-6.	Addressing the Needs of Lesbian, Gay, Bisexual, Transgender and Queer+--Anti-Discrimination Policy and Training.	
	NOFO Section V.B.1.f.	

	1. Did your CoC implement a written CoC-wide anti-discrimination policy ensuring that LGBTQ+ individuals and families receive supportive services, shelter, and housing free from discrimination?	Yes
	2. Did your CoC conduct annual CoC-wide training with providers on how to effectively implement the Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity (Equal Access Final Rule)?	Yes
	3. Did your CoC conduct annual CoC-wide training with providers on how to effectively implement Equal Access in Accordance With an Individual's Gender Identity in Community Planning and Development Programs (Gender Identity Final Rule)?	Yes

1C-6a.	Anti-Discrimination Policy--Updating Policies--Assisting Providers--Evaluating Compliance--Addressing Noncompliance.	
	NOFO Section V.B.1.f.	

Describe in the field below:

1.	how your CoC regularly collaborates with LGBTQ+ and other organizations to update its CoC-wide anti-discrimination policy, as necessary to ensure all housing and services provided in the CoC are trauma-informed and able to meet the needs of LGBTQ+ individuals and families;
2.	how your CoC assisted housing and services providers in developing project-level anti-discrimination policies that are consistent with the CoC-wide anti-discrimination policy;
3.	your CoC's process for evaluating compliance with your CoC's anti-discrimination policies; and
4.	your CoC's process for addressing noncompliance with your CoC's anti-discrimination policies.

(limit 2,500 characters)

1. The Atlanta CoC regularly collaborates with LGBTQ+ and other organizations to update its CoC-wide anti-discrimination policy through its workgroups. In these settings, providers elevate issues related to LGBTQ+ populations and make recommendations for change to ensure all housing and services provided in the CoC are trauma-informed and able to meet the needs of LGBTQ+ individuals and families.

2. The Atlanta CoC hosted an Equal Access Rule training that assisted housing and services providers in developing project-level anti-discrimination policies that are consistent with the CoC-wide anti-discrimination policy. During this training a sample antidiscrimination policy was provided to providers to review and update their internal policy accordingly. This policy was also shared with the CoC and posted on the Collaborative Applicant website for public access.

3. The Collaborative Applicant employs a project management team responsible for evaluating compliance with CoC policies. Project Managers host case conferencing and site visits to review policies and procedures and identify areas of noncompliance.

4. Providers that are noncompliant are placed on a 30-day performance improvement plan to address areas of noncompliance. Agencies are equipped with tools and resources that will help them become compliant and provided an opportunity to resubmit materials that were previously identified as noncompliant.

<b>1C-7.</b>	<b>Public Housing Agencies within Your CoC's Geographic Area–New Admissions–General/Limited Preference–Moving On Strategy.</b>	
	NOFO Section V.B.1.g.	

You must upload the PHA Homeless Preference\PHA Moving On Preference attachment(s) to the 4B. Attachments Screen.

Enter information in the chart below for the two largest PHAs highlighted in gray on the current CoC-PHA Crosswalk Report or the two PHAs your CoC has a working relationship with—if there is only one PHA in your CoC's geographic area, provide information on the one:

Public Housing Agency Name	Enter the Percent of New Admissions into Public Housing and Housing Choice Voucher Program During FY 2022 who were experiencing homelessness at entry	Does the PHA have a General or Limited Homeless Preference?	Does the PHA have a Preference for current PSH program participants no longer needing intensive supportive services, e.g., Moving On?
Atlanta Housing		Yes-Both	Yes

**You must enter information for at least 1 row in question 1C-7.**

<b>1C-7a.</b>	<b>Written Policies on Homeless Admission Preferences with PHAs.</b>	
	NOFO Section V.B.1.g.	

Describe in the field below:

- steps your CoC has taken, with the two largest PHAs within your CoC's geographic area or the two PHAs your CoC has working relationships with, to adopt a homeless admission preference—if your CoC only has one PHA within its geographic area, you may respond for the one; or
- state that your CoC has not worked with the PHAs in its geographic area to adopt a homeless admission preference.

**(limit 2,500 characters)**

1. The Atlanta CoC has collaborated with Atlanta Housing (AH) to implement special admissions criteria to meet the needs of homeless admission preferences. As the only PHA in the Atlanta CoC’s geographic region, Atlanta Housing is a Moving to Work (MTW) agency that has broad authority with HUD to establish special admissions criteria and preferences in order to address homelessness. Atlanta Housing has representation on the Atlanta CoC Governing Council and actively partners with the CoC on youth, outreach and coordinated entry initiatives. The working relationship allows special admissions criteria and preferences to be easily established and implemented within CoC practices and policies.

Atlanta Housing uses the coordinated entry system for HUD Mainstream Vouchers and MTW vouchers. Additionally, Atlanta Housing has committed 15 years of PBRA for the CoC’s permanent supportive housing pipeline, providing rental subsidies for over 550 units developed. In this initiative, Atlanta Housing has agreed to reduce administrative barriers by partnering to create a joint application for funds, streamlining access to revenue streams to attract new developer interest in PSH development. Atlanta Housing commits 325 Move-On vouchers every three years to increase the attrition of the CoC’s PSH portfolio and provided an additional 100 vouchers for a PSH initiative resulting from the closure of the City’s largest emergency shelter.

2. This question is N/A as we work with our local PHA to adopt a homeless admission preference.

<b>1C-7b.</b>	<b>Moving On Strategy with Affordable Housing Providers.</b>	
	Not Scored–For Information Only	

Select yes or no in the chart below to indicate affordable housing providers in your CoC’s jurisdiction that your recipients use to move program participants to other subsidized housing:

1.	Multifamily assisted housing owners	Yes
2.	PHA	Yes
3.	Low Income Housing Tax Credit (LIHTC) developments	Yes
4.	Local low-income housing programs	Yes
	Other (limit 150 characters)	
5.	Shared Living	Yes

<b>1C-7c.</b>	<b>Include Units from PHA Administered Programs in Your CoC's Coordinated Entry.</b>	
	NOFO Section V.B.1.g.	

In the chart below, indicate if your CoC includes units from the following PHA programs in your CoC’s coordinated entry process:

1.	Emergency Housing Vouchers (EHV)	Yes
2.	Family Unification Program (FUP)	No
3.	Housing Choice Voucher (HCV)	Yes
4.	HUD-Veterans Affairs Supportive Housing (HUD-VASH)	Yes
5.	Mainstream Vouchers	Yes
6.	Non-Elderly Disabled (NED) Vouchers	No
7.	Public Housing	No
8.	Other Units from PHAs:	
		Yes

1C-7d.	Submitting CoC and PHA Joint Applications for Funding for People Experiencing Homelessness.	
	NOFO Section V.B.1.g.	

1.	Did your CoC coordinate with a PHA(s) to submit a competitive joint application(s) for funding or jointly implement a competitive project serving individuals or families experiencing homelessness (e.g., applications for mainstream vouchers, Family Unification Program (FUP), other programs)?	Yes
		Program Funding Source
2.	Enter the type of competitive project your CoC coordinated with a PHA(s) to submit a joint application for or jointly implement.	RRH-CoC Bonus

1C-7e.	Coordinating with PHA(s) to Apply for or Implement HCV Dedicated to Homelessness Including Emergency Housing Voucher (EHV).	
	NOFO Section V.B.1.g.	

	Did your CoC coordinate with any PHA to apply for or implement funding provided for Housing Choice Vouchers dedicated to homelessness, including vouchers provided through the American Rescue Plan?	Yes
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1C-7e.1.	List of PHAs with Active MOUs to Administer the Emergency Housing Voucher (EHV) Program.	
	Not Scored–For Information Only	

	Does your CoC have an active Memorandum of Understanding (MOU) with any PHA to administer the EHV Program?	Yes
--	--	-----

If you select yes to question 1C-7e.1., you must use the list feature below to enter the name of every PHA your CoC has an active MOU with to administer the Emergency Housing Voucher Program.

<b>PHA</b>
Atlanta Housing

## 1C-7e.1. List of PHAs with MOUs

**Name of PHA:** Atlanta Housing

## 1D. Coordination and Engagement Cont'd

HUD publishes resources on the HUD.gov website at CoC Program Competition to assist you in completing the CoC Application. Resources include:

- Notice of Funding Opportunity (NOFO) for Fiscal Year (FY) 2023 Continuum of Care Competition and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants;
- 24 CFR part 578;
- FY 2023 CoC Application Navigational Guide;
- Section 3 Resources;
- PHA Crosswalk; and
- Frequently Asked Questions

1D-1.	Discharge Planning Coordination.	
	NOFO Section V.B.1.h.	

Select yes or no in the chart below to indicate whether your CoC actively coordinates with the systems of care listed to ensure persons who have resided in them longer than 90 days are not discharged directly to the streets, emergency shelters, or other homeless assistance programs.

1. Foster Care	Yes
2. Health Care	Yes
3. Mental Health Care	Yes
4. Correctional Facilities	Yes

1D-2.	Housing First—Lowering Barriers to Entry.	
	NOFO Section V.B.1.i.	

1.	Enter the total number of new and renewal CoC Program-funded PSH, RRH, SSO non-coordinated entry, Safe Haven, and Transitional Housing projects your CoC is applying for in FY 2023 CoC Program Competition.	34
2.	Enter the total number of new and renewal CoC Program-funded PSH, RRH, SSO non-coordinated entry, Safe Haven, and Transitional Housing projects your CoC is applying for in FY 2023 CoC Program Competition that have adopted the Housing First approach.	34
3.	This number is a calculation of the percentage of new and renewal PSH, RRH, SSO non-Coordinated Entry, Safe Haven, and Transitional Housing projects the CoC has ranked in its CoC Priority Listing in the FY 2023 CoC Program Competition that reported that they are lowering barriers to entry and prioritizing rapid placement and stabilization to permanent housing.	100%

1D-2a.	Project Evaluation for Housing First Compliance.	
	NOFO Section V.B.1.i.	

You must upload the Housing First Evaluation attachment to the 4B. Attachments Screen.

	Describe in the field below:
1.	how your CoC evaluates every project—where the applicant checks Housing First on their project application—to determine if they are using a Housing First approach;
2.	the list of factors and performance indicators your CoC uses during its evaluation; and
3.	how your CoC regularly evaluates projects outside of your local CoC competition to ensure the projects are using a Housing First approach.

**(limit 2,500 characters)**

1. During the local competition process, applicants are requested to answer questions related to Housing First and upload program policies that are reviewed to ensure the practices in place adhere to Housing First. Rank and Review requests feedback from the Collaborative Applicant's team of project managers to inform decision-making around whether the policies are in line with actual implementation of the project throughout the year. The Collaborative Applicant has developed standard program models and policies for all project types currently participating in the coordinated entry system. This practice establishes uniformity in service delivery and outcomes to better meet the needs of individuals impacted by homelessness in the City of Atlanta. Coordinated entry policies outline Housing First requirements that funded agencies must adhere to. Finally, during compliance and monitoring processes, such as case conferencing, reports and site visits, we examine policies to ensure they are not only implemented, but reflective of Housing First practices.

2. During evaluation, factors that are reviewed are related to referrals from coordinated entry, denials of referrals, project enrollment, harm reduction, eviction prevention and project termination. Applicants are asked to indicate the percentage of clients they accept from coordinated entry, denials and reasons why they deny a referral, and then factors that prevent them from enrolling a client (e.g. drug use, lack of income, criminal background, prior eviction, etc.) and factors that would evict them from a project (e.g. drug use, violence, lease violations, etc.)

3. The CoC employs a team of project managers to monitor the performance of CoC projects and their adherence to Housing First. Case conferencing is held to address any issues that arise out of program implementation. The Collaborative Applicant's coordinated entry team reviews and approves all rejections by providers to ensure adherence to Housing First. The CoC also partners with an external evaluator to implement and evaluate a survey to project agencies to provide an unbiased review of practices. Feedback from these evaluations show the Atlanta CoC and its projects are aligned with Housing First principles and the coordinated entry system has been successful in identifying unsheltered individuals. Finally, site visits are conducted to evaluate projects to ensure adherence to Housing First.

1D-3.	Street Outreach—Scope.	
	NOFO Section V.B.1.j.	

	Describe in the field below:
1.	your CoC's street outreach efforts, including the methods it uses to ensure all persons experiencing unsheltered homelessness are identified and engaged;
2.	whether your CoC's Street Outreach covers 100 percent of the CoC's geographic area;
3.	how often your CoC conducts street outreach; and

4. how your CoC tailored its street outreach to persons experiencing homelessness who are least likely to request assistance.

(limit 2,500 characters)

1. To identify and engage all unsheltered homeless populations, the CoC partners with a street outreach teams that ongoing counts of people in places not meant for habitation (e.g. parks, abandoned homes, encampments, streets, cars) and counts through non-shelter service providers that unsheltered population use (e.g. food pantries and warming centers). Outreach teams build rapport, conduct short interviews and complete onsite assessments for clients who agree to accept services. For those who do not accept services, ongoing visits are made to address their daily concerns while navigating unsheltered homelessness.

2. The CoC's street outreach covers 100% of the Atlanta CoC's geographic area.

3. Street outreach is conducted daily, including business and evening hours during the week and weekend hours to address those who are unavailable during standard business hours.

4. Within the Atlanta CoC, unsheltered populations who are least likely to request assistance are those who work during standard business hours; those with language barriers; and those with severe and persistent mental illness/active addiction. To adapt to their needs, we've adjusted our street outreach hours to include after 5 p.m. and weekend shifts to target those who are unavailable during standard business hours; added bilingual team members and resources to meet the needs of those with language barriers; and implemented weekly scheduled visits to people with SPMI/active addictions to build rapport and consistency that can lead to acceptance of services. Clinical personnel were also added to street outreach teams to work with special needs populations. Finally, the CoC coordinates with 311 to deploy street outreach team members in real-time to support people who are least likely to request assistance through in-person contact methods.

1D-4.	Strategies to Prevent Criminalization of Homelessness.	
	NOFO Section V.B.1.k.	

Select yes or no in the chart below to indicate strategies your CoC implemented to ensure homelessness is not criminalized and to reverse existing criminalization policies in your CoC's geographic area:

	Your CoC's Strategies	Ensure Homelessness is not Criminalized	Reverse Existing Criminalization Policies
1.	Engaged/educated local policymakers	Yes	Yes
2.	Engaged/educated law enforcement	Yes	Yes
3.	Engaged/educated local business leaders	Yes	Yes
4.	Implemented community wide plans	Yes	Yes
5.	Other:(limit 500 characters)		

1D-5.	Rapid Rehousing–RRH Beds as Reported in the Housing Inventory Count (HIC) or Longitudinal Data from HMIS.	
	NOFO Section V.B.1.I.	

	HIC Longitudinal HMIS Data	2022	2023
Enter the total number of RRH beds available to serve all populations as reported in the HIC or the number of households served per longitudinal HMIS data, e.g., APR.	HIC	1,024	559

1D-6.	Mainstream Benefits–CoC Annual Training of Project Staff.	
	NOFO Section V.B.1.m.	

Indicate in the chart below whether your CoC trains program staff annually on the following mainstream benefits available for program participants within your CoC's geographic area:

	Mainstream Benefits	CoC Provides Annual Training?
1.	Food Stamps	Yes
2.	SSI–Supplemental Security Income	Yes
3.	SSDI–Social Security Disability Insurance	Yes
4.	TANF–Temporary Assistance for Needy Families	Yes
5.	Substance Use Disorder Programs	Yes
6.	Employment Assistance Programs	Yes
7.	Other (limit 150 characters)	

1D-6a.	Information and Training on Mainstream Benefits and Other Assistance.	
	NOFO Section V.B.1.m	

	Describe in the field below how your CoC:
1.	systemically provides up-to-date information on mainstream resources available for program participants (e.g., Food Stamps, SSI, SSDI, TANF, substance abuse programs) within your CoC's geographic area;
2.	works with project staff to collaborate with healthcare organizations, including substance abuse treatment and mental health treatment, to assist program participants with receiving healthcare services; and
3.	works with projects to promote SSI/SSDI Outreach, Access, and Recovery (SOAR) certification of program staff.

**(limit 2,500 characters)**

1. The CoC works with the Georgia Department of Family and Children Services, which administers TANF and the Food Stamp program, to ensure that CoC program funded agencies are regularly updated on resources available and eligibility changes or updates. The Georgia Department of Behavioral Health and Developmental Disabilities provides SOAR training for CoC agencies, which assists them in having up-to-date resources regarding access to SSI. CoC meetings, held at least six times a year, also offer opportunities for partners, such as substance abuse programs, to share information about their work.

2. The CoC partners with Mercy Care (City of Atlanta’s federally qualified health center for the homeless) and Grady Health System (City of Atlanta’s public hospital system) to ensure eligible individuals from projects are identified and enrolled in health insurance. Mercy Care has 13 clinics across the City with many satellite sites imbedded within provider organizations. The CoC has partnered with Grady to train project staff to identify program participants who are in need of health insurance and how to connect them to services.

3. The CoC educates providers on resources such as SOAR at its CoC bi-monthly meetings. The Georgia Department of Behavioral Health and Developmental Disabilities (CoC member) has a State Team Lead that works with individuals to become SOAR certified by completing a SOAR online course.

1D-7.	Increasing Capacity for Non-Congregate Sheltering.	
	NOFO Section V.B.1.n.	

Describe in the field below how your CoC is increasing its capacity to provide non-congregate sheltering.

**(limit 2,500 characters)**

As part of its LIFT 2.0 homeless response plan to rapidly house 1,500 households by December 31, 2024, the Atlanta CoC added 108 hotel beds to the system to serve as non-congregate shelter for individuals residing in encampments. Additionally, the CoC has partnered with Stryant Construction to purchase and renovate a 54-bed hotel that will add additional non-congregate shelter during LIFT 2.0. With encampments reduced across the City, and individuals experiencing unsheltered homelessness rapidly rehoused, the 54-bed hotel will then transition to permanent supportive housing units. Finally, in partnership with the City of Atlanta, the Atlanta CoC has launched a Rapid Housing Initiative that will include 500 temporary, semi-permanent, or permanent units that can be used for people experiencing homelessness. While the unit makeup is currently in discussion, temporary shelter units will be made available that can take the form of pallet shelters on city-owned property. These pallet shelters will add non-congregate shelter capacity to the CoC's portfolio of options and help move more people from the streets.

ID-8.	Partnerships with Public Health Agencies–Collaborating to Respond to and Prevent Spread of Infectious Diseases.	
	NOFO Section V.B.1.o.	

	Describe in the field below how your CoC effectively collaborates with state and local public health agencies to:
1.	develop CoC-wide policies and procedures to respond to infectious disease outbreaks; and
2.	prevent infectious disease outbreaks among people experiencing homelessness.

**(limit 2,500 characters)**

1. The CoC coordinates with the Centers for Disease Control, local department of public health, Grady Health System, and Mercy Care to develop CoC-wide policies and procedures to respond to infectious disease outbreaks. Policies are reviewed by the Policy Committee and adopted by the Governing Council. Once policies are adopted, they are shared with CoC stakeholders and incorporated into monitoring and evaluation of funded agencies.

2. The CoC coordinates with the CDC and local public health department to provide ongoing training and technical assistance to CoC providers and stakeholders, including those working in street outreach and less controlled environments where disease is more easily spread, on the importance of safety measures that prevent infectious disease outbreaks among people experiencing homelessness. Resources in the form of printed materials and supplies are provided to distribute as needed to people experiencing homelessness.

ID-8a.	Collaboration With Public Health Agencies on Infectious Diseases.	
	NOFO Section V.B.1.o.	

	Describe in the field below how your CoC:
1.	shared information related to public health measures and homelessness, and
2.	facilitated communication between public health agencies and homeless service providers to ensure street outreach providers and shelter and housing providers are equipped to prevent or limit infectious disease outbreaks among program participants.

**(limit 2,500 characters)**

1. The CoC coordinates with the Centers for Disease Control, local department of public health, the Atlanta Regional Collaborative for Health Improvement (ARCHI), Grady Health System, and Mercy Care to share information related to public health measures and homelessness. Representatives from agencies have provided printed and electronic materials for CoC-wide distribution as well as present at CoC meeting and trainings about the latest public health measures and how to incorporate measures when working with people experiencing homelessness.

2. Public health agencies and homeless service providers serve on various CoC workgroups to ensure street outreach providers and shelter and housing providers are equipped to prevent or limit infectious disease outbreaks among program participants. Workgroups are coordinated by the Collaborative Applicant with meeting agendas informed by respective stakeholders in the CoC. The Collaborative Applicant also employs a dedicated housing resources project manager that works with a cohort of local medical professionals to identify health-related matters that need to be disseminated to broader CoC audiences.

1D-9.	Centralized or Coordinated Entry System–Assessment Process.	
	NOFO Section V.B.1.p.	
	Describe in the field below how your CoC's coordinated entry system:	
1.	covers 100 percent of your CoC's geographic area;	
2.	uses a standardized assessment process; and	
3.	is updated regularly using feedback received from participating projects and households that participated in coordinated entry.	

**(limit 2,500 characters)**

1. The coordinated entry system covers 100% of the geography of the CoC, which includes the City of Atlanta comprised of 243 neighborhoods in Fulton and DeKalb Counties. Coordinated Entry for the Atlanta CoC is administered by Gateway Center.

2. The Atlanta CoC has produced a coordinated entry guide for all agencies to understand processes and procedures related to coordinated entry within the local CoC and how to use the VI-SPDAT tool. The guide indicates assessors must use the same assessment process at all access points. Multiple and different assessment processes, including completely different assessment questions or scoring criteria, are prohibited. The guide is accessible online and training is provided by the Collaborative Applicant to ensure provider and assessors remain up to date on latest processes for coordinated entry.

3. The Atlanta CoC has a coordinated entry workgroup that meets monthly. During these meetings, feedback is received from providers of participating projects and households to update the assessment tool. This information is delivered via case conferencing, direct communications to CE staff, and through a review of HMIS to guide changes. Updates to processes are shared with the CoC and posted on the Collaborative Applicant website for public access.

1D-9a.	Program Participant-Centered Approach to Centralized or Coordinated Entry.	
	NOFO Section V.B.1.p.	
	Describe in the field below how your CoC's coordinated entry system:	
1.	reaches people who are least likely to apply for homeless assistance in the absence of special outreach;	
2.	prioritizes people most in need of assistance;	
3.	ensures people most in need of assistance receive permanent housing in a timely manner, consistent with their preferences; and	
4.	takes steps to reduce burdens on people using coordinated entry.	

**(limit 2,500 characters)**

1. The CoC's coordinated entry written processes includes guidelines to ensure that all populations in the City of Atlanta have non-discriminatory access to the coordinated entry. This applies to chronic, veteran, family, youth, and domestic violence subpopulations, regardless of the location or method by which they access coordinated entry. Steps ensure that access points are accessible to people with disabilities as well as those least likely to access homeless system assistance. Coordinated entry providers are also required to provide supports necessary for individuals who may be impacted by visual and audio differences, foreign language speakers or those with limited English proficiency.
2. The VI-SPDAT tool is used during coordinated entry to prioritize the most intensive interventions for those with the highest needs. Scores that reflect a higher need for services and interventions are placed at the top of the homeless services queue and ensure coordinated entry is person-centered.
3. Coordinated entry assessments help triage a person most in need of permanent housing by asking about immediate needs. Clients are referred based on order of priority, to services and housing interventions that they are in need of and that they have chosen to participate in.
4. The CoC provides access to coordinated entry via a central coordinated entry provider, by phone, and through street outreach teams who are trained to assess clients when visiting individuals residing on the streets. This helps to reduce the burden of accessibility on people using coordinated entry.

1D-9b.	Informing Program Participant about Rights and Remedies through Centralized or Coordinated Entry—Reporting Violations.	
	NOFO Section V.B.1.p.	

Describe in the field below how your CoC through its centralized or coordinated entry:	
1.	affirmatively markets housing and services provided within the CoC's geographic area and ensures it reaches all persons experiencing homelessness;
2.	informs program participants of their rights and remedies available under federal, state, and local fair housing and civil rights laws; and
3.	reports any conditions or actions that impede fair housing choice for current or prospective program participants to the jurisdiction(s) responsible for certifying consistency with the Consolidated Plan.

(limit 2,500 characters)

1. The CoC affirmatively markets interventions and services to eligible persons regardless of race, color, national origin, religion, sex, age, familial status, or disability who are least likely to apply in the absence of special outreach and maintain records of those marketing activities. Program participants are informed of rights and remedies available under applicable federal, state, and local fair housing and civil rights laws during their coordinated entry assessment.
2. The CoC informs program participants of their rights and remedies available under federal, state, and local fair housing and civil rights laws during the coordinated entry assessment period. Assessors verbally articulate rights and remedies as well as can provide printed copies of rights and remedies to clients as requested.
3. Assessors that identify conditions or actions that impede fair housing choice must reports concerns to the Fair Housing Division of the Georgia Commission on Equal Opportunity.

1D-10.	Advancing Racial Equity in Homelessness—Conducting Assessment.	
	NOFO Section V.B.1.q.	

1.	Has your CoC conducted a racial disparities assessment in the last 3 years?	No
2.	Enter the date your CoC conducted its latest assessment for racial disparities.	02/01/2017

1D-10a.	Process for Analyzing Racial Disparities—Identified Racial Disparities in Provision or Outcomes of Homeless Assistance.	
	NOFO Section V.B.1.q.	

Describe in the field below:
------------------------------

1.	your CoC’s process for analyzing whether any racial disparities are present in the provision or outcomes of homeless assistance; and	
2.	what racial disparities your CoC identified in the provision or outcomes of homeless assistance.	

**(limit 2,500 characters)**

1. The Atlanta CoC utilizes data from its coordinated entry assessment and HMIS to understand trends amongst people experiencing homelessness. This data includes qualifiers such as race of people experiencing homelessness and accessing services as part of the local homeless response sense. Additionally, the annual PIT Count helps us track disparities in our populations served.

2. Based on 2023 PIT data, 83% of the people counted in the City of Atlanta identified as Black, despite only 49% of the population of the City of Atlanta identifying as Black. A 2017 racial disparities assessment conducted by the CoC revealed, the following challenges experienced by Black people navigating homelessness: pathways into homelessness were often characterized by network impoverishment, threats to safety, and unmet health needs. Barriers to exiting homelessness were often systemic and included difficulty navigating the system, employment accessibility and economic mobility and ineffective behavioral health services. The CoC is in the beginning stages of building on the 2017 assessment to understand changes in disparities.

1D-10b.	Implemented Strategies that Address Racial Disparities.	
	NOFO Section V.B.1.q.	

Select yes or no in the chart below to indicate the strategies your CoC is using to address any racial disparities.

1.	The CoC's board and decisionmaking bodies are representative of the population served in the CoC.	Yes
2.	The CoC has identified steps it will take to help the CoC board and decisionmaking bodies better reflect the population served in the CoC.	Yes
3.	The CoC is expanding outreach in geographic areas with higher concentrations of underrepresented groups.	Yes
4.	The CoC has communication, such as flyers, websites, or other materials, inclusive of underrepresented groups.	Yes
5.	The CoC is training staff working in the homeless services sector to better understand racism and the intersection of racism and homelessness.	Yes
6.	The CoC is establishing professional development opportunities to identify and invest in emerging leaders of different races and ethnicities in the homelessness sector.	Yes
7.	The CoC has staff, committees, or other resources charged with analyzing and addressing racial disparities related to homelessness.	Yes
8.	The CoC is educating organizations, stakeholders, boards of directors for local and national nonprofit organizations working on homelessness on the topic of creating greater racial and ethnic diversity.	Yes
9.	The CoC reviewed coordinated entry processes to understand their impact on people of different races and ethnicities experiencing homelessness.	Yes
10.	The CoC is collecting data to better understand the pattern of program use for people of different races and ethnicities in its homeless services system.	Yes
11.	The CoC is conducting additional research to understand the scope and needs of different races or ethnicities experiencing homelessness.	Yes
	Other:(limit 500 characters)	
12.		

1D-10c.	<b>Implemented Strategies that Address Known Disparities.</b>	
	NOFO Section V.B.1.q.	

Describe in the field below the steps your CoC is taking to address the disparities identified in the provision or outcomes of homeless assistance.

**(limit 2,500 characters)**

To address racial disparities in the provision and outcomes of homeless assistance, the Atlanta CoC formed a local racial equity workgroup inclusive of representatives with lived expertise, direct service providers and community volunteers. The workgroup meets monthly to measure progress on structural change objectives identified from the 2017 assessment and to analyze ongoing quantitative data from HMIS and qualitative data collected from people with lived experience.

Since the initial assessment, the Atlanta CoC, has invested in over 550 new units of permanent supportive housing and secured policy recommendations for prioritization of affordable housing at or below 30% of AMI in HouseATL affordable housing recommendations submitted to the Mayor. To reduce the number and impact of evictions among families of color, the CoC has invested in a shallow subsidy prevention initiative in partnership with a legal defense nonprofit for Black families at risk of eviction in marginalized neighborhoods across Atlanta.

More recently, the CoC has engaged a consulting firm to develop system-wide racial equity standards that CoC stakeholders can use to guide their delivery of homeless assistance. Over 50 representatives from a variety of CoC stakeholders are involved with the creation of the racial equity standards.

1D-10d.	<b>Tracked Progress on Preventing or Eliminating Disparities.</b>	
	NOFO Section V.B.1.q.	

Describe in the field below:

1.	the measures your CoC has in place to track progress on preventing or eliminating disparities in the provision or outcomes of homeless assistance; and
2.	the tools your CoC uses.

**(limit 2,500 characters)**

1. Based on its 2017 racial disparities assessment, the CoC identified key performance indicators to measure progress on preventing or eliminating disparities in the provision or outcomes of homeless assistance. This included housing and prioritization for those at 30% of AMI and number of evictions.

2. The 2017 assessment is measured using CoC-developed dashboards that track progress over time. While our current assessment is not completed, the use of a racial equity index will help measure future progress.

1D-11.	Involving Individuals with Lived Experience of Homelessness in Service Delivery and Decisionmaking—CoC’s Outreach Efforts.	
	NOFO Section V.B.1.r.	

Describe in the field below your CoC’s outreach efforts (e.g., social media announcements, targeted outreach) to engage those with lived experience of homelessness in leadership roles and decision making processes.

**(limit 2,500 characters)**

To engage those with lived experience of homelessness in leadership roles and decision making processes, the CoC has an open invitation process for new members to join workgroups. Providers are asked to make recommendations for members who are then invited to serve on the workgroups dedicated to PLE, as well as engage in other workgroups that foster collaboration between PLE and non-PLE stakeholders. The Collaborative Applicant hosts an online membership form on its website and shares invitations to join on its social media channels.

1D-11a.	Active CoC Participation of Individuals with Lived Experience of Homelessness.	
	NOFO Section V.B.1.r.	

You must upload the Letter Signed by Working Group attachment to the 4B. Attachments Screen.  
 Enter in the chart below the number of people with lived experience who currently participate in your CoC under the four categories listed:

	Level of Active Participation	Number of People with Lived Experience Within the Last 7 Years or Current Program Participant	Number of People with Lived Experience Coming from Unsheltered Situations
1.	Included in the decisionmaking processes related to addressing homelessness.	15	7
2.	Participate on CoC committees, subcommittees, or workgroups.	15	7
3.	Included in the development or revision of your CoC’s local competition rating factors.	3	1
4.	Included in the development or revision of your CoC’s coordinated entry process.	3	1

1D-11b.	Professional Development and Employment Opportunities for Individuals with Lived Experience of Homelessness.	
	NOFO Section V.B.1.r.	

Describe in the field below how your CoC or CoC membership organizations provide professional development and employment opportunities to individuals with lived experience of homelessness.

**(limit 2,500 characters)**

The CoC provides professional development and employment opportunities to people having lived experience with homelessness (PLE) through its PLE workgroups and open engagement of non-workgroup members . The Atlanta CoC was selected as a recipient of the University of Georgia's J.W. Fanning Institute for Leadership Development's 2023 Innovations in Community Leadership Initiative. Launched in 2020 by the UGA Fanning Institute, the Innovations in Community Leadership Initiative provides technical expertise and resources to support communities and organizations in starting or enhancing leadership development programming. As part of this opportunity, the CoC will announce an open invitation for PLE to join a cohort of 10-12 members that will participate in a "train the trainer" effort to provide PLE with professional development skills that will help them engage with stakeholders across the CoC and inform decision-making related to ending homelessness n the City of Atlanta.

The CoC also has providers who employ clients that have participated in their programs and make recommendations to each other for open opportunities. Specific examples include Our House (CoC provider) hiring clients who graduate from their childcare development program as teaching assistants in their early childhood education center; the Collaborative Applicant employing a member of the youth PLE workgroup as a project coordinator; and an outreach provider employing a member of the adult PLE workgroup as an outreach manager.

1D-11c.	<b>Routinely Gathering Feedback and Addressing Challenges of Individuals with Lived Experience of Homelessness.</b> NOFO Section V.B.1.r.	
	Describe in the field below:	
1.	how your CoC routinely gathers feedback from people experiencing homelessness;	
2.	how your CoC routinely gathers feedback from people who have received assistance through the CoC or ESG Programs; and	
3.	the steps your CoC has taken to address challenges raised by people with lived experience of homelessness.	

(limit 2,500 characters)

1. The CoC has two workgroups (for youth ages 18-24 and adults 25+) that consist of persons with lived experience (PLE). Both workgroups have members that are actively involved in CoC decision-making including providing input on homelessness response plans; reviewing and selecting agencies for funding opportunities; and evaluating and monitoring the progress of initiatives implemented by the CoC. These groups meet a minimum monthly, to provide feedback about the homeless services system. Both groups have representation on the CoC Governing Council and have an active vote on all CoC matters as part of their inclusion.

2. Through PLE workgroups, focus groups and client satisfaction assessments are conducted to routinely gathers feedback from people who have received assistance through the CoC or ESG Programs.

3. Challenges raised by people with lived experience of homelessness through focus groups and client satisfaction assessments are delivered to providers with evaluation systems established to monitor progress for addressing challenges. PLE workgroups provide ongoing monitoring of challenges to ensue improvements ae made.

1D-12.	Increasing Affordable Housing Supply.	
	NOFO Section V.B.1.t.	
	Describe in the field below at least 2 steps your CoC has taken in the past 12 months to engage city, county, or state governments that represent your CoC's geographic area regarding the following:	
	1. reforming zoning and land use policies to permit more housing development; and	
	2. reducing regulatory barriers to housing development.	

**(limit 2,500 characters)**

1. The Atlanta CoC has recently partnered with the City of Atlanta to launch a Rapid Housing Initiative (RHI) to create new, quick development micro units that can serve as temporary, semi-permanent or permanent facilities for people experiencing homelessness. The RHI includes a land swap between Atlanta Public Schools and the City to use land previously owned by the school district to support more housing development. This initiative launched in August 2023 and has an overall goal of creating 500 RHI units.

2. The CoC has informed the City of Atlanta administration on the need to reduce barriers to the development and preservation of affordable homes that can meet the needs of people impacted by homelessness. As a result, the City launched an Affordable Housing Strike Force made up of leaders from across government and nonprofit sectors. As of April 2023, over 30 affordable housing developments are in the works on public land with 1,900 units completed.

## 1E. Project Capacity, Review, and Ranking–Local Competition

HUD publishes resources on the HUD.gov website at CoC Program Competition to assist you in completing the CoC Application. Resources include:

- Notice of Funding Opportunity (NOFO) for Fiscal Year (FY) 2023 Continuum of Care Competition and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants;
- 24 CFR part 578;
- FY 2023 CoC Application Navigational Guide;
- Section 3 Resources;
- PHA Crosswalk; and
- Frequently Asked Questions

1E-1.	<b>Web Posting of Your CoC’s Local Competition Deadline–Advance Public Notice.</b> NOFO Section V.B.2.a. and 2.g. You must upload the Web Posting of Local Competition Deadline attachment to the 4B. Attachments Screen.	
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1.	Enter your CoC’s local competition submission deadline date for New Project applicants to submit their project applications to your CoC—meaning the date your CoC published the deadline.	08/22/2023
2.	Enter the date your CoC published the deadline for Renewal Project applicants to submit their project applications to your CoC’s local competition—meaning the date your CoC published the deadline.	08/22/2023

1E-2.	<b>Project Review and Ranking Process Your CoC Used in Its Local Competition. We use the response to this question and the response in Question 1E-2a along with the required attachments from both questions as a factor when determining your CoC’s eligibility for bonus funds and for other NOFO criteria below.</b> NOFO Section V.B.2.a., 2.b., 2.c., 2.d., and 2.e.  You must upload the Local Competition Scoring Tool attachment to the 4B. Attachments Screen. Select yes or no in the chart below to indicate how your CoC ranked and selected project applications during your local competition:	
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1.	Established total points available for each project application type.	Yes
2.	At least 33 percent of the total points were based on objective criteria for the project application (e.g., cost effectiveness, timely draws, utilization rate, match, leverage), performance data, type of population served (e.g., DV, youth, Veterans, chronic homelessness), or type of housing proposed (e.g., PSH, RRH).	Yes
3.	At least 20 percent of the total points were based on system performance criteria for the project application (e.g., exits to permanent housing destinations, retention of permanent housing, length of time homeless, returns to homelessness).	Yes
4.	Provided points for projects that addressed specific severe barriers to housing and services.	Yes

5.	Used data from comparable databases to score projects submitted by victim service providers.	Yes
6.	Provided points for projects based on the degree the projects identified any barriers to participation (e.g., lack of outreach) faced by persons of different races and ethnicities, particularly those over-represented in the local homelessness population, and has taken or will take steps to eliminate the identified barriers.	Yes

1E-2a.	Scored Project Forms for One Project from Your CoC's Local Competition. We use the response to this question and Question 1E-2. along with the required attachments from both questions as a factor when determining your CoC's eligibility for bonus funds and for other NOFO criteria below.	
	NOFO Section V.B.2.a., 2.b., 2.c., and 2.d.	

You must upload the Scored Forms for One Project attachment to the 4B. Attachments Screen.  
 Complete the chart below to provide details of your CoC's local competition:

1.	What were the maximum number of points available for the renewal project form(s)?	115
2.	How many renewal projects did your CoC submit?	29
3.	What renewal project type did most applicants use?	PH-PSH

1E-2b.	Addressing Severe Barriers in the Local Project Review and Ranking Process.	
	NOFO Section V.B.2.d.	

Describe in the field below:

1.	how your CoC analyzed data regarding each project that has successfully housed program participants in permanent housing;
2.	how your CoC analyzed data regarding how long it takes to house people in permanent housing;
3.	how your CoC considered the specific severity of needs and vulnerabilities experienced by program participants preventing rapid placement in permanent housing or the ability to maintain permanent housing when your CoC ranked and selected projects; and
4.	considerations your CoC gave to projects that provide housing and services to the hardest to serve populations that could result in lower performance levels but are projects your CoC needs in its geographic area.

(limit 2,500 characters)

1. Data from APRs, Data Quality Reports, HMIS Active Client Listings were collected and analyzed by the CoC to determine the success of housing program participants.
2. This data point was compared against benchmarks set forth by the CoC (less than 60 days) and awarded points for meeting the benchmark.
3. The CoC considered the specific severity of needs and vulnerabilities experienced by program participants by hosting discussions between Rank and Review and internal project management teams. Projects serving populations with severe service needs or unique populations were awarded bonus points to offset a reduction of points in other areas.
4. The Atlanta CoC considered the following needs and vulnerabilities of clients served when evaluating projects: chronic homelessness; mental health issues; alcohol abuse; drug abuse; both alcohol and drug abuse; chronic health conditions; HIV/AIDS; developmental disabilities; physical disabilities; immediately fleeing domestic violence; zero cash income at entry; and the number of vulnerabilities presented. While all new referrals into projects come from coordinated entry, thereby reducing the input agencies have on who they serve, these factors that make a population harder to serve are important to measure and are taken into consideration when reviewing against objective measures, such as housing stability and income increase.

1E-3.	Advancing Racial Equity through Participation of Over-Represented Populations in the Local Competition Review and Ranking Process.	
	NOFO Section V.B.2.e.	
	Describe in the field below:	
	1. how your CoC used the input from persons of different races and ethnicities, particularly those over-represented in the local homelessness population, to determine the rating factors used to review project applications;	
	2. how your CoC included persons of different races and ethnicities, particularly those over-represented in the local homelessness population in the review, selection, and ranking process; and	
	3. how your CoC rated and ranked projects based on the degree to which their project has identified any barriers to participation (e.g., lack of outreach) faced by persons of different races and ethnicities, particularly those over-represented in the local homelessness population, and has taken or will take steps to eliminate the identified barriers.	

(limit 2,500 characters)

1. The CoC conducts an audit of its rating factors that included persons of different races. Feedback this year was used to adjust the new scoring tool and application to simplify the process for new project applicants and more closely align with the HUD e-snaps application.

2. The CoC conducted an open invitation to CoC Stakeholders to join the Rank and Review Committee, which is responsible for the review, selection and ranking process. This was communicated via email to subscribers as well as in a regularly scheduled CoC meeting. Targeted asks were made to persons with lived experience to increase representation from those populations. The Rank and Review Committee included members who identify as Black (6); White (3); and Hispanic (1).

4. The Atlanta CoC includes a bonus question in its scoring tool to gain insight on barriers experienced by people of color and an agency’s plan to address those barriers in their work. Points were awarded to agencies who clearly identified a barrier and how their agency implemented procedures to address the barrier.

<b>1E-4.</b>	<b>Reallocation—Reviewing Performance of Existing Projects.</b>	
	NOFO Section V.B.2.f.	

Describe in the field below:	
1.	your CoC’s reallocation process, including how your CoC determined which projects are candidates for reallocation because they are low performing or less needed;
2.	whether your CoC identified any low performing or less needed projects through the process described in element 1 of this question during your CoC’s local competition this year;
3.	whether your CoC reallocated any low performing or less needed projects during its local competition this year; and
4.	why your CoC did not reallocate low performing or less needed projects during its local competition this year, if applicable.

**(limit 2,500 characters)**

1. The Atlanta CoC implemented a reduction/reallocation policy that indicated renewal projects will be scored on a 100-point scale with an opportunity to earn 15 bonus points. Projects that returned funds to HUD in the amount of 10% or more of their award or \$50,000, whichever is less, would have their grant reviewed for reduction and reallocated. Renewal project applications that scored below 70 were at risk of their project not be accepted as part of the local competition process.

2. All renewal projects met the 70 points threshold. One project did not spend funds in the amount of 10% or more.

3. The CoC did not reallocate any low performing or less needed projects during its local competition this year

4. While there was one project who did not spend 10% or more of their HUD grant, Rank and Review discussed the project was still a much needed project and raised concerns about current clients' return to homelessness. Due to the project being in the Collaborative Applicant's name, Rank and Review requested the Collaborative Applicant secure a new subgrantee. The Collaborative Applicant will secure a new subgrantee should the project be funded in the FY23 funding cycle.

1E-4a.	Reallocation Between FY 2018 and FY 2023.	
	NOFO Section V.B.2.f.	

	Did your CoC cumulatively reallocate at least 20 percent of its ARD between FY 2018 and FY 2023?	No
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1E-5.	Projects Rejected/Reduced–Notification Outside of e-snaps.	
	NOFO Section V.B.2.g.	
	You must upload the Notification of Projects Rejected-Reduced attachment to the 4B. Attachments Screen.	

1.	Did your CoC reject any project application(s) submitted for funding during its local competition?	Yes
2.	Did your CoC reduce funding for any project application(s) submitted for funding during its local competition?	No
3.	Did your CoC inform applicants why your CoC rejected or reduced their project application(s) submitted for funding during its local competition?	Yes
4.	If you selected Yes for element 1 or element 2 of this question, enter the date your CoC notified applicants that their project applications were being rejected or reduced, in writing, outside of e-snaps. If you notified applicants on various dates, enter the latest date of any notification. For example, if you notified applicants on 06/26/2023, 06/27/2023, and 06/28/2023, then you must enter 06/28/2023.	09/13/2023

1E-5a.	Projects Accepted–Notification Outside of e-snaps.	
	NOFO Section V.B.2.g.	
	You must upload the Notification of Projects Accepted attachment to the 4B. Attachments Screen.	

	Enter the date your CoC notified project applicants that their project applications were accepted and ranked on the New and Renewal Priority Listings in writing, outside of e-snaps. If you notified applicants on various dates, enter the latest date of any notification. For example, if you notified applicants on 06/26/2023, 06/27/2023, and 06/28/2023, then you must enter 06/28/2023.	09/13/2023
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1E-5b.	Local Competition Selection Results for All Projects.	
	NOFO Section V.B.2.g.	
	You must upload the Local Competition Selection Results attachment to the 4B. Attachments Screen.	

	Does your attachment include: 1. Project Names; 2. Project Scores; 3. Project accepted or rejected status; 4. Project Rank–if accepted; 5. Requested Funding Amounts; and 6. Reallocated funds.	Yes
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1E-5c.	Web Posting of CoC-Approved Consolidated Application 2 Days Before CoC Program Competition Application Submission Deadline.	
	NOFO Section V.B.2.g. and 24 CFR 578.95.	
	You must upload the Web Posting–CoC-Approved Consolidated Application attachment to the 4B. Attachments Screen.	

	Enter the date your CoC posted the CoC-approved Consolidated Application on the CoC’s website or partner’s website–which included: 1. the CoC Application; and 2. Priority Listings for Reallocation forms and all New, Renewal, and Replacement Project Listings.	09/26/2023
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1E-5d.	Notification to Community Members and Key Stakeholders that the CoC-Approved Consolidated Application is Posted on Website.	
	NOFO Section V.B.2.g.	
	You must upload the Notification of CoC-Approved Consolidated Application attachment to the 4B. Attachments Screen.	

	Enter the date your CoC notified community members and key stakeholders that the CoC-approved Consolidated Application was posted on your CoC’s website or partner’s website.	09/26/2023
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## 2A. Homeless Management Information System (HMIS) Implementation

HUD publishes resources on the HUD.gov website at CoC Program Competition to assist you in completing the CoC Application. Resources include:

- Notice of Funding Opportunity (NOFO) for Fiscal Year (FY) 2023 Continuum of Care Competition and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants;
- 24 CFR part 578;
- FY 2023 CoC Application Navigational Guide;
- Section 3 Resources;
- PHA Crosswalk; and
- Frequently Asked Questions

2A-1.	HMIS Vendor.	
	Not Scored—For Information Only	

	Enter the name of the HMIS Vendor your CoC is currently using.	Eccovia - ClientTrack
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2A-2.	HMIS Implementation Coverage Area.	
	Not Scored—For Information Only	

	Select from dropdown menu your CoC's HMIS coverage area.	Statewide
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2A-3.	HIC Data Submission in HDX.	
	NOFO Section V.B.3.a.	

	Enter the date your CoC submitted its 2023 HIC data into HDX.	04/26/2023
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2A-4.	Comparable Database for DV Providers—CoC and HMIS Lead Supporting Data Collection and Data Submission by Victim Service Providers.	
	NOFO Section V.B.3.b.	

	In the field below:	
1.	describe actions your CoC and HMIS Lead have taken to ensure DV housing and service providers in your CoC collect data in HMIS comparable databases;	
2.	state whether DV housing and service providers in your CoC are using a HUD-compliant comparable database—compliant with the FY 2022 HMIS Data Standards; and	

3. state whether your CoC's HMIS is compliant with the FY 2022 HMIS Data Standards.

**(limit 2,500 characters)**

1. The Atlanta CoC and HMIS Lead requires DV service providers to collect data using an HMIS comparable database for victim service providers. During monthly case conferencing, and quarterly compliance reviews, the Collaborative Applicant monitors adherence to the requirement to ensure DV housing and service providers are utilizing the appropriate database.

2. DV housing and service providers in the Atlanta CoC are using a HUD-compliant comparable database—compliant with the FY 2022 HMIS Data Standards. This database is managed by Partnership Against Domestic Violence.

3. The Atlanta CoC's HMIS is compliant with the FY 2022 HMIS Data Standards.

2A-5. Bed Coverage Rate—Using HIC, HMIS Data—CoC Merger Bonus Points.  
 NOFO Section V.B.3.c. and V.B.7.

Enter 2023 HIC and HMIS data in the chart below by project type:

Project Type	Total Year-Round Beds in 2023 HIC	Total Year-Round Beds in HIC Operated by Victim Service Providers	Total Year-Round Beds in HMIS	HMIS Year-Round Bed Coverage Rate
1. Emergency Shelter (ES) beds	1,677	36	1,441	87.81%
2. Safe Haven (SH) beds	0	0	0	
3. Transitional Housing (TH) beds	808	0	788	97.52%
4. Rapid Re-Housing (RRH) beds	559	23	536	100.00%
5. Permanent Supportive Housing (PSH) beds	1,827	0	1,513	82.81%
6. Other Permanent Housing (OPH) beds	354	0	354	100.00%

2A-5a. Partial Credit for Bed Coverage Rates at or Below 84.99 for Any Project Type in Question 2A-5.  
 NOFO Section V.B.3.c.

For each project type with a bed coverage rate that is at or below 84.99 percent in question 2A-5, describe:

1. steps your CoC will take over the next 12 months to increase the bed coverage rate to at least 85 percent for that project type; and
2. how your CoC will implement the steps described to increase bed coverage to at least 85 percent.

**(limit 2,500 characters)**

1. The CoC has a missing HUD VASH project that is not included in the PSH beds percentage. The CoC's HMIS team is currently working with HUD to complete a data transfer process via HOMES so this project is included. Once complete, this will bring the PSH percentage up to 100%.

2. The CoC's HMIS team is currently working with HUD to complete a data transfer process. Once complete, this will bring the PSH percentage up to 100%.

2A-6.	Longitudinal System Analysis (LSA) Submission in HDX 2.0.	
	NOFO Section V.B.3.d.	
	You must upload your CoC's FY 2023 HDX Competition Report to the 4B. Attachments Screen.	

Did your CoC submit at least two usable LSA data files to HUD in HDX 2.0 by February 28, 2023, 8 p.m. EST?	Yes
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## 2B. Continuum of Care (CoC) Point-in-Time (PIT) Count

HUD publishes resources on the HUD.gov website at CoC Program Competition to assist you in completing the CoC Application. Resources include:

- Notice of Funding Opportunity (NOFO) for Fiscal Year (FY) 2023 Continuum of Care Competition and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants;
- 24 CFR part 578;
- FY 2023 CoC Application Navigational Guide;
- Section 3 Resources;
- PHA Crosswalk; and
- Frequently Asked Questions

<b>2B-1.</b>	<b>PIT Count Date.</b>	
	NOFO Section V.B.4.a	

	Enter the date your CoC conducted its 2023 PIT count.	01/23/2023
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<b>2B-2.</b>	<b>PIT Count Data–HDX Submission Date.</b>	
	NOFO Section V.B.4.a	

	Enter the date your CoC submitted its 2023 PIT count data in HDX.	04/26/2023
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<b>2B-3.</b>	<b>PIT Count–Effectively Counting Youth in Your CoC’s Most Recent Unsheltered PIT Count.</b>	
	NOFO Section V.B.4.b.	

	Describe in the field below how your CoC:	
	1. engaged unaccompanied youth and youth serving organizations in your CoC’s most recent PIT count planning process;	
	2. worked with unaccompanied youth and youth serving organizations to select locations where homeless youth are most likely to be identified during your CoC’s most recent PIT count planning process; and	
	3. included youth experiencing homelessness as counters during your CoC’s most recent unsheltered PIT count.	

**(limit 2,500 characters)**

1. The CoC engaged unaccompanied youth and youth serving organizations in our CoC's 2023 PIT to review and modify questions on our surveys for both adults and youth. For youth surveys specifically, the Youth Action Board made recommendations for PIT changes that includes assessing a young adult's level of satisfaction with services and what services they engaged with as a youth experiencing homelessness.
2. The CoC worked with unaccompanied youth and youth serving organizations to select locations where homeless youth are most likely to be identified. This included sites such as nonprofit service providers working with youth, schools and abandoned/vacant areas used by youth in the City of Atlanta. These areas were included in outreach maps that volunteers used to survey unhoused neighbors as well as contributed to satellite locations that volunteers completed assessments with youth during the day counts.
3. The CoC included youth experiencing homelessness as counters during your 2023 PIT from our Youth Action Board. YAB members volunteered at youth day sites and also hosted a dedicated youth event at a partner location to meet with youth and count them as part of the PIT Count.

2B-4.	PIT Count–Methodology Change–CoC Merger Bonus Points.	
	NOFO Section V.B.5.a and V.B.7.c.	

In the field below:	
1.	describe any changes your CoC made to your sheltered PIT count implementation, including methodology or data quality changes between 2022 and 2023, if applicable;
2.	describe any changes your CoC made to your unsheltered PIT count implementation, including methodology or data quality changes between 2022 and 2023, if applicable; and
3.	describe how the changes affected your CoC's PIT count results; or
4.	state "Not Applicable" if there were no changes or if you did not conduct an unsheltered PIT count in 2023.

**(limit 2,500 characters)**

1. NA- we did not merge. However we did track more age ranges in accordance with changes made by HUD.
2. NA- we did not merge. However we did track more age ranges in accordance with changes made by HUD.
3. NA- we did not merge. Implementing the age changes requested by HUD allowed us to understand which ages of people were experiencing homelessness, especially understanding senior populations.
4. NA- we did not merge., however conducted a PIT Count in 2023.

## 2C. System Performance

HUD publishes resources on the HUD.gov website at CoC Program Competition to assist you in completing the CoC Application. Resources include:

- Notice of Funding Opportunity (NOFO) for Fiscal Year (FY) 2023 Continuum of Care Competition and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants;
- 24 CFR part 578;
- FY 2023 CoC Application Navigational Guide;
- Section 3 Resources;
- PHA Crosswalk; and
- Frequently Asked Questions

<b>2C-1.</b>	<b>Reduction in the Number of First Time Homeless–Risk Factors Your CoC Uses.</b>	
	NOFO Section V.B.5.b.	

In the field below:

1.	describe how your CoC determined the risk factors to identify persons experiencing homelessness for the first time;
2.	describe your CoC’s strategies to address individuals and families at risk of becoming homeless; and
3.	provide the name of the organization or position title that is responsible for overseeing your CoC’s strategy to reduce the number of individuals and families experiencing homelessness for the first time

**(limit 2,500 characters)**

1. During coordinated entry assessments, questions are asked to determine if a household is experiencing homelessness for the first time. The information collected during the assessment aids the CoC with identifying risk factors associated with households that become homeless for the first time. The CoC also expanded its performance reports to provide data on households experiencing homelessness for the first time. Finally, the CoC partnered with the Atlanta Volunteer Lawyers Foundation (AVLF) and Atlanta Public Schools to identify high transient families as a factor that can signal a family is at risk for homelessness.

2. The CoC leverages public and private dollars to implement prevention and diversion intervention strategies for individuals and families at risk of becoming homeless within the CoC's geographic area. Prevention and diversion interventions target households in adult, youth, and family emergency shelters and at all coordinated access points. Prevention and diversion teams are also embedded in Atlanta Public Schools and at locations frequented by families to ensure those families can access services to prevent homelessness. This includes pro-bono legal services that focus on housing and eviction. Finally, CoC leadership advocates for and serves on affordable housing initiatives to help reduce the cost of housing so individuals and families are less likely to enter homelessness.

3. The Atlanta CoC's Collaborative Applicant, Partners for HOME, is responsible for overseeing the Atlanta CoC's strategy to reduce the number of individuals and families experiencing homelessness for the first time or to end homelessness for individuals and families.

2C-1a.	Impact of Displaced Persons on Number of First Time Homeless.	
	NOFO Section V.B.5.b	
	Was your CoC's Number of First Time Homeless [metric 5.2] affected by the number of persons seeking short-term shelter or housing assistance displaced due to:	
	1. natural disasters?	No
	2. having recently arrived in your CoCs' geographic area?	Yes

**(limit 2,500 characters)**

The CoC's Number of First Time Homeless [metric 5.2] was influenced by individuals seeking short-term shelter or housing assistance due to recent arrivals in our CoC geographic area. During coordinated entry assessments, questions are asked to identify whether a persons has experienced homelessness for the first time and last known zip codes. Clients enter from outside the state, as well as from neighboring areas that may not have access to resources like the City of Atlanta does. The additions increase the need for more shelter and housing option by City of Atlanta service providers, to meet the growing needs of the community.

<b>2C-2.</b>	<b>Length of Time Homeless—CoC's Strategy to Reduce.</b>	
	NOFO Section V.B.5.c.	
	In the field below:	
1.	describe your CoC's strategy to reduce the length of time individuals and persons in families remain homeless;	
2.	describe how your CoC identifies and houses individuals and persons in families with the longest lengths of time homeless; and	
3.	provide the name of the organization or position title that is responsible for overseeing your CoC's strategy to reduce the length of time individuals and families remain homeless.	

**(limit 2,500 characters)**

1. The CoC's strategy to reduce the length of time one remains homeless is rooted in its coordinated entry system. The VI-SPDAT tool, the standard assessment used by the CoC, prioritizes individuals and families who are most vulnerable; who are most likely to remain homeless; and who have long lengths of time homeless. Coordinated entry has expanded to large shelter facilities across the CoC to ensure those experiencing longer terms in shelter are being captured for permanent housing solutions. All permanent supportive housing is prioritized for chronically homeless individuals and families, which is part of the CoC's strategy for housing those with the longest time homeless. The CoC has expanded rapid rehousing through partnerships with the Department of Family and Children's services to be able to refer more families to rapid rehousing and reduce their length of time in the homeless response system. Finally, the CoC is implementing a diversion program to rapidly exit individuals and families from the homeless queue and prevent extended times of homelessness.

2. The CoC's coordinated entry efforts incorporate use of the VI-SPDAT tool that identifies the time individuals and families have been homeless. Once entered onto the housing queue, individuals and families can be tracked based on their length of time homeless and allow the CoC to customize a strategy to exit these clients from the homelessness queue.

3. The Atlanta CoC's Collaborative Applicant, Partners for HOME, is responsible for overseeing the Atlanta CoC's strategy to reduce the length of time individuals and families remain homeless.

<b>2C-3.</b>	<b>Exits to Permanent Housing Destinations/Retention of Permanent Housing—CoC's Strategy</b>	
	NOFO Section V.B.5.d.	
	In the field below:	
1.	describe your CoC's strategy to increase the rate that individuals and persons in families residing in emergency shelter, safe havens, transitional housing, and rapid rehousing exit to permanent housing destinations;	
2.	describe your CoC's strategy to increase the rate that individuals and persons in families residing in permanent housing projects retain their permanent housing or exit to permanent housing destinations; and	
3.	provide the name of the organization or position title that is responsible for overseeing your CoC's strategy to increase the rate that individuals and families exit to or retain permanent housing.	

**(limit 2,500 characters)**

1. To increase the rate at which people in emergency shelter, safe havens, transitional housing, and rapid rehousing exit to permanent housing destinations, the CoC will strengthen and expand its coordinated entry system to ensure everyone experiencing homelessness has access to and is assessed through coordinated entry. Two new projects for coordinated entry expansion have been submitted in this funding cycle to meet this goal. The CoC will partner with the local PHA to expand the permanent housing portfolio and those vacancies with people directly from coordinated entry. One new project for rapid rehousing with use of PHA vouchers has been submitted in this funding cycle. The CoC will also continue training emergency shelter providers on low-barrier practices and exiting to permanent housing. The CoC will use performance measures from ES providers to track the number of residents leaving the shelter to permanent housing. In instances of resident terminations, shelter providers will participate in case conferencing to receive guidance on how to mitigate terminations and approval from the CoC to ensure that the maximum number of people are able to exit to permanent housing.

2. To increase the rate at which people in permanent housing projects retain their housing, the CoC will work closely with these projects and case conference all terminations to either avoid termination or facilitate a program transfer with the goal of reducing returns to homelessness. The CoC will coordinate ongoing trainings to explore new ways to handle complex situations using the Housing First model in order to increase client retention and lower terminations and evictions. The CoC will also strengthen their Move On program with the local PHA to ensure that once individuals are stable, they continue to remain in affordable permanent housing with tenancy supports.

3. The Atlanta CoC's Collaborative Applicant, Partners for HOME, is responsible for overseeing the Atlanta CoC's strategy to increase the rate that individuals and families exit to or retain permanent housing.

<b>2C-4.</b>	<b>Returns to Homelessness—CoC's Strategy to Reduce Rate.</b>	
	NOFO Section V.B.5.e.	

In the field below:	
1.	describe your CoC's strategy to identify individuals and families who return to homelessness;
2.	describe your CoC's strategy to reduce the rate of additional returns to homelessness; and
3.	provide the name of the organization or position title that is responsible for overseeing your CoC's strategy to reduce the rate individuals and persons in families return to homelessness.

**(limit 2,500 characters)**

1. The Atlanta CoC uses data from HMIS and its coordinated entry system to identify individuals and families who return to homelessness. When individuals and families returning to homelessness are identified, case managers reach out to understand what led to the returns and help households navigate their pathway back to home.

2. The Atlanta CoC's case managements efforts are designed to to reduce the rate of additional returns to homelessness. Case managers are funded and trained to address a variety of needs for clients that will help them maintain housing. This can include employment, health care, mainstream benefits, and educational supports that ensure clients are successful with their intervention. Case conferencing is conducted by the Collaborative Applicant with project teams to navigate any issues case managers may have with clients and identify solutions to prevent returns to homelessness. Through monitoring of projects, we ensure projects are meeting programmatic outcomes and adherence to system measures.

3. The Atlanta CoC's Collaborative Applicant, Partners for HOME, is responsible for overseeing your CoC's strategy to reduce the rate individuals and persons in families return to homelessness.

2C-5.	Increasing Employment Cash Income—CoC's Strategy.	
	NOFO Section V.B.5.f.	

	In the field below:
1.	describe your CoC's strategy to access employment cash sources;
2.	describe how your CoC works with mainstream employment organizations to help individuals and families experiencing homelessness increase their employment cash income; and
3.	provide the organization name or position title that is responsible for overseeing your CoC's strategy to increase income from employment.

(limit 2,500 characters)

1. The Atlanta CoC's strategy to access employment cash sources includes working with stakeholders across public and private sectors to connect clients we work with to opportunities for employment. During coordinated entry, questions are asked to understand employment needs of a client. Employment navigators are located at coordinated access points to assist households with accessing training/education/employment opportunities, supported employment, and benefits. Case management teams also use employment information to develop plans to support clients in obtaining employment. Industries in need of employees can speak with stakeholders at CoC meetings, as well as use the CoC's digital platforms to highlight employment for persons experiencing homelessness. Additionally, training opportunities are promoted throughout the CoC, that can builds the skills for clients to obtain employment.

2. The CoC leverages community resources and encourages inter-organizational collaboration. Partnerships are developed with organizations such as Atlanta Workforce Development, the state TANF agency, SOAR providers, supportive services providers, Metro Atlanta Exchange leadership, and representatives from employment/job training organizations such as First Step Staffing and West Side Works, which operate robust jobs programs including connections to culinary, CDA, construction, CAN, and other training and placement opportunities. The resources are communicated to CoC providers to ways on how clients can increase their cash income.

3. The Atlanta CoC's Collaborative Applicant, Partners for HOME, is responsible for overseeing your CoC's strategy to increase income from employment.

2C-5a.	Increasing Non-employment Cash Income—CoC's Strategy	
	NOFO Section V.B.5.f.	
	In the field below:	
	1. describe your CoC's strategy to access non-employment cash income; and	
	2. provide the organization name or position title that is responsible for overseeing your CoC's strategy to increase non-employment cash income.	

**(limit 2,500 characters)**

1. Housing Navigators are trained in assisting individuals to apply for SSI and SSDI. The CoC has a referral agreement with partner agencies dedicated to assisting people who are homeless with disability claims and to receive clients for ongoing disability application support. The CoC partner agencies work with the Georgia Department of Behavioral Health and Developmental Disabilities to regularly receive SOAR training to ensure that staff are aware of current trends and updates in assisting people in need of SSI or SSDI. Additionally, all Housing Navigators are trained to assess for and assist clients with applying for noncash benefits as well as for screening for clients who may need support with a disability application. They are referred to the SOAR navigator and/or to employment agencies for ongoing support.

2. The Atlanta CoC's Collaborative Applicant, Partners for HOME, is responsible for overseeing your CoC's strategy to increase non-employment cash income.

### 3A. Coordination with Housing and Healthcare

HUD publishes resources on the HUD.gov website at CoC Program Competition to assist you in completing the CoC Application. Resources include:

- Notice of Funding Opportunity (NOFO) for Fiscal Year (FY) 2023 Continuum of Care Competition and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants;
- 24 CFR part 578;
- FY 2023 CoC Application Navigational Guide;
- Section 3 Resources;
- PHA Crosswalk; and
- Frequently Asked Questions

<b>3A-1.</b>	<b>New PH-PSH/PH-RRH Project–Leveraging Housing Resources.</b>	
	NOFO Section V.B.6.a.	
	You must upload the Housing Leveraging Commitment attachment to the 4B. Attachments Screen.	

	Is your CoC applying for a new PH-PSH or PH-RRH project that uses housing subsidies or subsidized housing units which are not funded through the CoC or ESG Programs to help individuals and families experiencing homelessness?	Yes
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<b>3A-2.</b>	<b>New PH-PSH/PH-RRH Project–Leveraging Healthcare Resources.</b>	
	NOFO Section V.B.6.b.	
	You must upload the Healthcare Formal Agreements attachment to the 4B. Attachments Screen.	

	Is your CoC applying for a new PH-PSH or PH-RRH project that uses healthcare resources to help individuals and families experiencing homelessness?	Yes
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<b>3A-3.</b>	<b>Leveraging Housing/Healthcare Resources–List of Projects.</b>	
	NOFO Sections V.B.6.a. and V.B.6.b.	

If you selected yes to questions 3A-1. or 3A-2., use the list feature icon to enter information about each project application you intend for HUD to evaluate to determine if they meet the criteria.

Project Name	Project Type	Rank Number	Leverage Type
Access to Housing	PH-RRH	30	Housing
Homeless 2 Homes ...	PH-RRH	31	Healthcare

### 3A-3. List of Projects.

1. What is the name of the new project? Access to Housing
2. Enter the Unique Entity Identifier (UEI): HW1QQJBDN7J9
3. Select the new project type: PH-RRH
4. Enter the rank number of the project on your CoC's Priority Listing: 30
5. Select the type of leverage: Housing

### 3A-3. List of Projects.

1. What is the name of the new project? Homeless 2 Homes (H2H) RRH Program
2. Enter the Unique Entity Identifier (UEI): ED1ATMHJS3J6
3. Select the new project type: PH-RRH
4. Enter the rank number of the project on your CoC's Priority Listing: 31
5. Select the type of leverage: Healthcare

### 3B. New Projects With Rehabilitation/New Construction Costs

HUD publishes resources on the HUD.gov website at CoC Program Competition to assist you in completing the CoC Application. Resources include:

- Notice of Funding Opportunity (NOFO) for Fiscal Year (FY) 2023 Continuum of Care Competition and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants;
- 24 CFR part 578;
- FY 2023 CoC Application Navigational Guide;
- Section 3 Resources;
- PHA Crosswalk; and
- Frequently Asked Questions

<b>3B-1.</b>	<b>Rehabilitation/New Construction Costs–New Projects.</b>	
	NOFO Section V.B.1.s.	

Is your CoC requesting funding for any new project application requesting \$200,000 or more in funding for housing rehabilitation or new construction?	No
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<b>3B-2.</b>	<b>Rehabilitation/New Construction Costs–New Projects.</b>	
	NOFO Section V.B.1.s.	

If you answered yes to question 3B-1, describe in the field below actions CoC Program-funded project applicants will take to comply with:

1.	Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u); and
2.	HUD’s implementing rules at 24 CFR part 75 to provide employment and training opportunities for low- and very-low-income persons, as well as contracting and other economic opportunities for businesses that provide economic opportunities to low- and very-low-income persons.

**(limit 2,500 characters)**

1. NA
2. NA

### 3C. Serving Persons Experiencing Homelessness as Defined by Other Federal Statutes

HUD publishes resources on the HUD.gov website at CoC Program Competition to assist you in completing the CoC Application. Resources include:

- Notice of Funding Opportunity (NOFO) for Fiscal Year (FY) 2023 Continuum of Care Competition and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants;
- 24 CFR part 578;
- FY 2023 CoC Application Navigational Guide;
- Section 3 Resources;
- PHA Crosswalk; and
- Frequently Asked Questions

3C-1.	Designating SSO/TH/Joint TH and PH-RRH Component Projects to Serving Persons Experiencing Homelessness as Defined by Other Federal Statutes.	
	NOFO Section V.F.	

	Is your CoC requesting to designate one or more of its SSO, TH, or Joint TH and PH-RRH component projects to serve families with children or youth experiencing homelessness as defined by other Federal statutes?	No
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3C-2.	Serving Persons Experiencing Homelessness as Defined by Other Federal Statutes.	
	NOFO Section V.F.	

You must upload the Project List for Other Federal Statutes attachment to the 4B. Attachments Screen.

If you answered yes to question 3C-1, describe in the field below:

1.	how serving this population is of equal or greater priority, which means that it is equally or more cost effective in meeting the overall goals and objectives of the plan submitted under Section 427(b)(1)(B) of the Act, especially with respect to children and unaccompanied youth than serving the homeless as defined in paragraphs (1), (2), and (4) of the definition of homeless in 24 CFR 578.3; and
2.	how your CoC will meet requirements described in Section 427(b)(1)(F) of the Act.

(limit 2,500 characters)

1. NA
2. NA

## 4A. DV Bonus Project Applicants for New DV Bonus Funding

HUD publishes resources on the HUD.gov website at CoC Program Competition to assist you in completing the CoC Application. Resources include:

- Notice of Funding Opportunity (NOFO) for Fiscal Year (FY) 2023 Continuum of Care Competition and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants;
- 24 CFR part 578;
- FY 2023 CoC Application Navigational Guide;
- Section 3 Resources;
- PHA Crosswalk; and
- Frequently Asked Questions

4A-1.	New DV Bonus Project Applications.	
	NOFO Section I.B.3.I.	

Did your CoC submit one or more new project applications for DV Bonus Funding?	Yes
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4A-1a.	DV Bonus Project Types.	
	NOFO Section I.B.3.I.	

Select yes or no in the chart below to indicate the type(s) of new DV Bonus project(s) your CoC included in its FY 2023 Priority Listing.

	Project Type	
1.	SSO Coordinated Entry	Yes
2.	PH-RRH or Joint TH and PH-RRH Component	Yes

4A-2.	Information About the Project Applicant for the New Support Services Only Coordinated Entry (SSO-CE) DV Bonus Project.	
	NOFO Section I.B.3.I(3)	

Enter in the chart below information about the project applicant applying for the new SSO-CE DV Bonus project:

1.	Applicant Name	Partners for HOME
2.	Project Name	DV Coordinated Entry Expansion
3.	Project Ranking on Priority Listing	33
4.	Unique Entity Identifier (UEI)	KENNWFX636U6

5.	<b>Amount Requested</b>	\$191,144
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4A-2a.	<b>Addressing Coordinated Entry Inadequacies through the New SSO-CE DV Bonus Project.</b>	
	NOFO Section I.B.3.I.(3)(c)	

Describe in the field below:

1.	the inadequacies of your CoC's current Coordinated Entry that limits its ability to better meet the needs of survivors of domestic violence, dating violence, sexual assault, or stalking; and
2.	how the proposed project addresses inadequacies identified in element 1 of this question.

**(limit 2,500 characters)**

1. Currently the CoC has 191 survivors on our DV coordinated entry list. There are three staff members responsible for managing the inflow and outflow of survivors in need of assistance with a gap of on-the-ground assessors that can assess more clients safely and securely, as well as specialize in a range of interventions for clients.

2. Expanding the DV coordinated entry capacity to add additional assessors will help improve outreach efforts to reach more survivors of domestic violence, dating violence, sexual assault, or stalking. With more teams on the ground we can cover more of the City of Atlanta's landscape, that includes 243 neighborhoods in Fulton and DeKalb Counties. Additionally, more team members would allow specialization services beyond permanent housing, which include diversion.

4A-2b.	<b>Involving Survivors in Policy and Program Development, Operations, and Evaluation in the New SSO-CE DV Bonus Project.</b>	
	NOFO Section I.B.3.I.(3)(d)	

Describe in the field below how the new project will involve survivors:

1.	with a range of lived expertise; and
2.	in policy and program development throughout the project's operation.

**(limit 2,500 characters)**

1. This project will will involved survivors with a range of lived expertise in policy and program development, operations and evaluation of coordinated entry program, through the Atlanta CoC workgroups dedicated to coordinated entry. Tis group meets a minimum of once per month, to review coordinated entry practices and make recommendations for change to the CoC. The workgroup will not only actively recruit and survivors of domestic violence but also those who have experienced dating violence, sexual assault, or stalking.

2. The Atlanta CoC works wit survivors and Partnership Against Domestic Violence (PADV) to gain feedback from program participants and workgroup members to inform policy and program development at the project level and at the CoC-level. Survivors will be provided an opportunity to submit their suggestions and recommendations through anonymous feedback mechanism, interactions with case managers assigned to work with their household, or thorough workgroups. This feedback will be discussed to make changes to policies and submit changes to the CoC's Policies Committee for review and adoption or the CoC. Finally, trainings will be provided to CoC stakeholders, in partnership with PADV.

4A-3.	Assessing Need for New PH-RRH and Joint TH and PH-RRH Component DV Bonus Projects in Your CoC's Geographic Area.	
	NOFO Section I.B.3.I.(1)(c)	

1.	Enter the number of survivors that need housing or services:	191
2.	Enter the number of survivors your CoC is currently serving:	46
3.	Unmet Need:	145

4A-3a.	How Your CoC Calculated Local Need for New PH-RRH and Joint TH and PH-RRH Component DV Bonus Projects.	
	NOFO Section I.B.3.I.(1)(c)	

Describe in the field below:

1.	how your CoC calculated the number of DV survivors needing housing or services in question 4A-3 element 1 and element 2; and
2.	the data source (e.g., comparable databases, other administrative data, external data source, HMIS for non-DV projects); or
3.	if your CoC is unable to meet the needs of all survivors please explain in your response all barriers to meeting those needs.

**(limit 2,500 characters)**

1. The CoC worked with Partnership Against Domestic Violence (PADV) to calculate the number of DV survivors needing housing or services. PADV manages the HMIS comparable database for survivors of domestic violence. An unduplicated list of clients on the database was pulled from the period of 9/2022 through 9/2023. The amount of clients being served through projects specific to survivors was then subtracted from the unduplicated list to determine the unmet need.

2. The data source used was an HMIS comparable database that is used to protect the identities of survivors of domestic violence.

3. Housing remains an ongoing barrier to meeting the needs of all clients within the CoC. Specific to DV populations, we are working with providers who service DV audiences to provide more rapid rehousing options to survivors. Additionally, we are working with Open Doors to identify safe units to house survivors and their families. Finally, the CoC has partnered with local developers to build permanent housing units through its PSH Pipeline and newly launch Rapid Housing Initiative with the City of Atlanta. Another area of need is support services. Within the Atlanta CoC, there are two nonprofits that support survivors as part of the system. The CoC is now working to identify and train smaller, newer agencies to support this population so that we may serve more survivors.

4A-3b.	Information About Unique Project Applicants and Their Experience in Housing Placement and Housing Retention for Applicants Requesting New PH-RRH and Joint TH and PH-RRH Component DV Bonus Projects.	
	NOFO Section I.B.3.I.(1)	
	Use the list feature icon to enter information on each unique project applicant applying for New PH-RRH and Joint TH and PH-RRH Component DV Bonus projects—only enter project applicant information once, regardless of how many DV Bonus projects that applicant is applying for.	
<b>Applicant Name</b>		
Partnership Again...		

## Project Applicants Applying for New PH-RRH and Joint TH and PH-RRH DV Bonus Projects

<b>4A-3b.</b>	<b>Information About Unique Project Applicants and Their Experience in Housing Placement and Housing Retention for Applicants Requesting New PH-RRH and Joint TH and PH-RRH Component DV Bonus Projects.</b>	
	NOFO Section II.B.11.e.(1)(d)	

Enter information in the chart below on the project applicant applying for one or more New PH-RRH and Joint TH and PH-RRH Component DV Bonus Projects included on your CoC's FY 2023 Priority Listing for New Projects:

1.	Applicant Name	Partnership Against Domestic Violence
2.	Project Name	PADV COA CoC RRH Expansion
3.	Project Rank on the Priority Listing	34
4.	Unique Entity Identifier (UEI)	CFSNNNMZVXK5
5.	Amount Requested	\$516,932
6.	Rate of Housing Placement of DV Survivors—Percentage	55%
7.	Rate of Housing Retention of DV Survivors—Percentage	99%

<b>4A-3b.1.</b>	<b>Applicant Experience in Housing Placement and Retention for Applicants Requesting New PH-RRH and Joint TH and PH-RRH Component DV Bonus Projects.</b>	
	NOFO Section I.B.3.I.(1)(d)	

For the rate of housing placement and rate of housing retention of DV survivors reported in question 4B-3b., describe in the field below:

1.	how the project applicant calculated both rates;
2.	whether the rates accounts for exits to safe housing destinations; and
3.	the data source (e.g., comparable databases, other administrative data, external data source, HMIS for non-DV projects).

**(limit 1,500 characters)**

1. To calculate the placement rate, we reviewed unduplicated data from 7/1/2022 through 6/30/2023 to get the total number of households needing housing (215). We then pulled out the number of clients that were placed into housing (119) and divided it by the total number of unduplicated clients needing housing to get (.55). Finally we multiplied this number (.55) by 100% to get the 55%. To calculate the retention rate we divided the number of clients that were placed into housing (118) who remained in housing/exited to positive destinations, by the number of clients that were placed into housing from the period of 7/1/2022 through 6/30/2023 (119). We then multiplied this number (.99) by 100% to get the 99%.

2. The rates account for exits to safe housing destinations.

3. The data sources is an HMIS comparable database specifically managed by PADV for survivors of domestic violence.

4A-3c.	Applicant Experience in Providing Housing to DV Survivor for Applicants Requesting New PH-RRH and Joint TH and PH-RRH Component DV Bonus Projects.	
	NOFO Section I.B.3.I.(1)(d)	

Describe in the field below how the project applicant:	
1.	ensured DV survivors experiencing homelessness were quickly moved into safe affordable housing;
2.	prioritized survivors—you must address the process the project applicant used, e.g., Coordinated Entry, prioritization list, CoC’s emergency transfer plan, etc.;
3.	determined which supportive services survivors needed;
4.	connected survivors to supportive services; and
5.	moved clients from assisted housing to housing they could sustain—address housing stability after the housing subsidy ends.

(limit 2,500 characters)

1. PADV ensures DV survivors experiencing homelessness are quickly moved into safe affordable housing by employing a Housing First model that pairs housing with wraparound support services based on the needs of the client(s). PADV alerts clients to multiple points of access available to enroll in housing and services, or the opportunity to do an in-person assessment at a safe location of the client's choosing. They can also complete a survey online to identify their need for housing and services. If they do not have internet access, a shelter advocate can assist them to complete the survey over the telephone, or they might be assisted by one of our community partners. Information collected and submitted is reviewed by a DV Coordinated Entry (CE) Assessor who then works one-on-one with clients to review their needs and discuss .

2. Our DV Coordinated Entry team provides a housing assessment utilizing a standardized assessment tool (VI-SPDAT), a client-centered services model, and low-barrier housing approaches. The team uses this information to add clients in need of housing to our prioritization list. Survivors can go to our website to complete a survey indicating their need for services and then the DV Coordinated Entry Manager will call them to assess their needs. Information on clients is tracked through an HMIS comparable database that allows client identity to be protected.

3. Based on the coordinated entry assessment and case management follow up, supportive services are determined. Case managers help determine risk and immediate safety needs and work with clients to educate them on the services of partner agencies and make referrals as requested. These referrals can include, but are not limited to, employment agencies, education supports, health care, and legal services.

4. PADV connects survivors to supportive services through the referral process with partner agencies. These connections are tracked in an HMIS comparable database to ensure clients are moving toward safety and stability.

5. PADV uses case management and tracking in the HMIS comparable database to ensure clients achieve housing stability when rent subsidy ends. Progressive engagement models are employed for clients who are working, and for all clients, check-ins help to keep them aware of rental subsidy timelines and progress/transition towards sustainable housing.

4A-3d.	Applicant Experience in Ensuring DV Survivor Safety for Applicants Requesting New PH-RRH and Joint TH and PH-RRH Component DV Bonus Projects.	
	NOFO Section I.B.3.I.(1)(d)	

Describe in the field below examples of how the project applicant ensured the safety and confidentiality of DV survivors experiencing homelessness by:	
1.	taking steps to ensure privacy/confidentiality during the intake and interview process to minimize potential coercion of survivors;
2.	making determinations and placements into safe housing;
3.	keeping information and locations confidential;
4.	training staff on safety and confidentiality policies and practices; and
5.	taking security measures for units (congregate or scattered site), that support survivors' physical safety and location confidentiality.

**(limit 2,500 characters)**

1. Client privacy and confidentiality start with establishing policies that adhere to VAWA standards and state laws related to survivors of DV. PADV staff coordinates intake and interviews over the phone, online, or at a client's safe place of choosing, where it is shared with clients that there interview is confidential and will only be used to assess their needs for housing and wraparound support services.
2. Case managers work alongside clients to place clients into safe housing through its network of apartment communities that have been vetted by PADV to support the safety needs of the population served.
3. Using the HMIS Comparable database, client information is tracked in a way that does not disclose personally identifying information and asks the client to give permission to share information that is identifying.
4. PADV provides ongoing safety and confidentiality policies and practices training to its staff. This starts during the onboarding of staff members and includes ongoing updates related to topics such as VAWA, emergency transfers, confidentiality and how to work with survivors of DV. Training is also provided to external agencies by request.
5. Case managers establish safety plans with client that address security measures that support survivors' physical safety and location confidentiality. Security is available at shelter and landlord relationships across the community include education on the unique needs related to the safety of survivors. Case managers also work with clients to provide access to tools like security cameras to enhance safety for a client.

4A-3d.1.	Applicant Experience in Evaluating Their Ability to Ensure DV Survivor Safety for Applicants Requesting New PH-RRH and Joint TH and PH-RRH Component DV Bonus Projects.
	NOFO Section I.B.3.I.(1)(d)
	Describe in the field below how the project has evaluated its ability to ensure the safety of DV survivors the project served in the project, including any areas identified for improvement during the course of the proposed project.

**(limit 2,500 characters)**

PADV evaluates the safety of survivors of domestic violence beginning at intake. Each survivor, both adults and children receive their own intake interview. Staff talk with them about their personal safety plan. This includes how to keep themselves safe when meeting with abuser; what to do if the abuser comes to their home; identifying a safe place in their neighborhood they can go to in an emergency; and identifying multiple exits from their home. If the client has children, advocates determine if the schools are aware of the instance of domestic violence in the family. Advocates also ask if parents have a code word with their child so the child can immediately know when to seek safety. Finally, advocates ask clients if they have someone they can talk to about their situation, in addition to PADV staff.

At entry and exit, clients are given a pre- and post-test about domestic violence to determine if their knowledge of domestic violence has increased and whether they have a better understanding of domestic violence since their time in the program. Some areas identified for improvement include

4A-3e.	Applicant Experience in Trauma-Informed, Victim-Centered Approaches for Applicants Requesting New PH-RRH and Joint TH and PH-RRH Component DV Bonus Projects.	
	NOFO Section I.B.3.I.(1)(d)	

Describe in the field below examples of the project applicant’s experience using trauma-informed, victim-centered approaches to meet needs of DV survivors by:

1.	prioritizing placement and stabilization in permanent housing consistent with the program participants’ wishes and stated needs;
2.	establishing and maintaining an environment of agency and mutual respect, e.g., the project does not use punitive interventions, ensures program participant staff interactions are based on equality and minimize power differentials;
3.	providing program participants access to information on trauma, e.g., training staff on providing program participants with information on the effects of trauma;
4.	emphasizing program participants’ strengths, e.g., strength-based coaching, questionnaires and assessment tools include strength-based measures, case plans worked towards survivor-defined goals and aspirations;
5.	centering on cultural responsiveness and inclusivity, e.g., training on equal access, cultural competence, nondiscrimination, language access, improving services to be culturally responsive, accessible, and trauma-informed;
6.	providing a variety of opportunities for connection for program participants, e.g., groups, mentorships, peer-to-peer, spiritual needs; and
7.	offering support for survivor parenting, e.g., trauma-informed parenting classes, childcare, connections to legal services.

(limit 5,000 characters)

1. Through its current DV rapid rehousing project, PADV works with clients to prioritize placement and stabilization in permanent housing. During intake and follow up, case managements teams incorporate motivational interviewing that provides answers that can be used to establishes housing goals with clients. Once completed, goals are reviewed and clients must approve moving forward with the plan before being placed into housing.

2. Through its current DV rapid rehousing project, PADV operates under a client-choice model that centers decision-making around the preferences of clients. Case management teams are there to support clients with education of resources and how to access and not to mandate choices. Clients can provide feedback about their experiences through surveys and reporting mechanisms that ensue they have space to voice any concerns about their agency and environment of respect.

3. Through its current DV rapid rehousing project, PADV case managers provide clients access to information on trauma. PADV has a counseling and support groups available to survivors. Staff receive training on trauma-informed care and PADV provides the CoC with an annual training on being trauma-informed and working with survivors of DV.

4. Through its current DV rapid rehousing project, PADV uses techniques such as motivational interviewing and development of goal-plans that are led by client-choice to emphasize program participants' strengths. PADV empowers survivors through counseling and support group opportunities that gives them the space to use their voice and build a support system for their journey to safety and stabilization.

5. Through its current DV rapid rehousing project, PADV ensures services are centered on cultural responsiveness and inclusivity, by training staff on working with survivors and being trauma-informed. These ongoing trainings cover topics such as equal access, cultural competence, nondiscrimination, language access, improving services to be culturally responsive, accessible, and trauma-informed. Additionally, staff attend required CoC-wide trainings that center on cultural responsiveness. Support groups are also established base don English and Spanish speaking audiences.

6. Through its current DV rapid rehousing project, PADV has counseling services and support groups that provide opportunities for connection for program participants. Additionally a Survivors Speakers Bureau allows survivors to share their story with survivors who reside within PADV's shelter.

7. Through its current DV rapid rehousing project, PADV maintains partnerships with agencies that assist clients with with parenting classes, childcare, and connections to legal services. Referrals are made based on the clients needs and choice

4A-3f.	Applicant Experience in Meeting Service Needs of DV Survivors for Applicants Requesting New PH-RRH and Joint TH and PH-RRH Component DV Bonus Projects.	
NOFO Section I.B.3.I.(1)(d)		

Describe in the field below examples of supportive services the project provided to domestic violence survivors while quickly moving them into permanent housing and addressing their safety needs.

**(limit 5,000 characters)**

PADV provides many supportive services designed to meet the needs of domestic violence survivors. Survivors have access to counseling services, childcare, transportation services, legal services, and employment assistance. To furnish their new homes PADV connects with the Furniture Bank of Metro Atlanta to deliver furnishings to them. If survivors need new clothing, PADV maintains a clothing closet where items may be selected for adults impacted by domestic violence. For children, PADV refers families to Helping Mama. PADV also partners with Open Doors for safe housing unit identification.

4A-3g.	Plan for Trauma-Informed, Victim-Centered Practices for New PH-RRH and Joint TH and PH-RRH Component DV Bonus Projects.	
	NOFO Section I.B.3.I.(1)(e)	

Describe in the field below examples of how the new project(s) will:	
1.	prioritize placement and stabilization in permanent housing consistent with the program participants' wishes and stated needs;
2.	establish and maintaining an environment of agency and mutual respect, e.g., the project does not use punitive interventions, ensures program participant staff interactions are based on equality and minimize power differentials;
3.	provide program participants access to information on trauma, e.g., training staff on providing program participants with information on the effects of trauma;
4.	emphasize program participants' strengths—for example, strength-based coaching, questionnaires and assessment tools include strength-based measures, case plans work towards survivor-defined goals and aspirations;
5.	center on cultural responsiveness and inclusivity, e.g., training on equal access, cultural competence, nondiscrimination, language access, improving services to be culturally responsive, accessible, and trauma-informed;
6.	provide a variety of opportunities for connection for program participants, e.g., groups, mentorships, peer-to-peer, spiritual needs; and
7.	offer support for survivor parenting, e.g., trauma-informed parenting classes, childcare, connections to legal services.

**(limit 5,000 characters)**

1. As an expansion of our current DV rapid rehousing project for the City of Atlanta, PADV will work with clients to prioritize placement and stabilization in permanent housing. During intake and follow up, case managements teams incorporate motivational interviewing that provides answers that can be used to establishes housing goals with clients. Once completed, goals are reviewed and clients must approve moving forward with the plan before being placed into housing.

2. As an expansion of our current DV rapid rehousing project for the City of Atlanta, PADV will operate under a client-choice model that centers decision-making around the preferences of clients. Case management teams are there to support clients with education of resources and how to access and not to mandate choices. Clients can provide feedback about their experiences through surveys and reporting mechanisms that ensue they have space to voice any concerns about their agency and environment of respect.

3. As an expansion of our current DV rapid rehousing project for the City of Atlanta, PADV will Wprovide clients access to information on trauma. PADV has a counseling and support groups available to survivors. Staff receive training on trauma-informed care and PADV provides the CoC with an annual training on being trauma-informed and working with survivors of DV.

4. As an expansion of our current DV rapid rehousing project for the City of Atlanta, PADV will uses techniques such as motivational interviewing and development of goal-plans that are led by client-choice to emphasize program participants' strengths. PADV empowers survivors through counseling and support group opportunities that gives them the space to use their voice and build a support system for their journey to safety and stabilization.

5. As an expansion of our current DV rapid rehousing project for the City of Atlanta, PADV will ensure services are centered on cultural responsiveness and inclusivity, by training staff on working with survivors and being trauma-informed. These ongoing trainings cover topics such as equal access, cultural competence, nondiscrimination, language access, improving services to be culturally responsive, accessible, and trauma-informed. Additionally, staff attends required CoC-wide trainings that center on cultural responsiveness. Support groups are also established base don English and Spanish speaking audiences.

6. As an expansion of our current DV rapid rehousing project for the City of Atlanta, PADV will share counseling services and support groups that provide opportunities for connection for program participants. Additionally a Survivors Speakers Bureau allows survivors to share their story with survivors who reside within PADV's shelter.

7. As an expansion of our current DV rapid rehousing project for the City of Atlanta, PADV will maintain partnerships with agencies that assist clients with with parenting classes, childcare, and connections to legal services. Referrals are made based on the clients needs and choice

4A-3h.	Involving Survivors in Policy and Program Development, Operations, and Evaluation of New PH-RRH and Joint TH and PH-RRH Component DV Bonus Projects.	
	NOFO Section I.B.3.I.(1)(f)	

Describe in the field below how the new project will involve survivors:
---

1.	with a range of lived expertise; and
2.	in policy and program development throughout the project's operation.

**(limit 2,500 characters)**

1. This project will involve survivors in a new Advisory Board to discuss client experiences in PADV programs and how we modify policies and program development to meet the needs of with a range of lived expertise.

2. Feedback from these quarterly sessions will be incorporated in policy and program development throughout the project's operation to ensure positive outcomes for all clients enrolled in interventions and services.

## 4B. Attachments Screen For All Application Questions

We have provided the following guidance to help you successfully upload attachments and get maximum points:

1. You must include a Document Description for each attachment you upload; if you do not, the Submission Summary screen will display a red X indicating the submission is incomplete.
2. You must upload an attachment for each document listed where 'Required?' is 'Yes'.
3. We prefer that you use PDF files, though other file types are supported—please only use zip files if necessary. Converting electronic files to PDF, rather than printing documents and scanning them, often produces higher quality images. Many systems allow you to create PDF files as a Print option. If you are unfamiliar with this process, you should consult your IT Support or search for information on Google or YouTube.
4. Attachments must match the questions they are associated with.
5. Only upload documents responsive to the questions posed—including other material slows down the review process, which ultimately slows down the funding process.
6. If you cannot read the attachment, it is likely we cannot read it either.
  - . We must be able to read the date and time on attachments requiring system-generated dates and times, (e.g., a screenshot displaying the time and date of the public posting using your desktop calendar; screenshot of a webpage that indicates date and time).
  - . We must be able to read everything you want us to consider in any attachment.
7. After you upload each attachment, use the Download feature to access and check the attachment to ensure it matches the required Document Type and to ensure it contains all pages you intend to include.
8. Only use the "Other" attachment option to meet an attachment requirement that is not otherwise listed in these detailed instructions.

Document Type	Required?	Document Description	Date Attached
1C-7. PHA Homeless Preference	No	PHA Homeless Pref...	09/09/2023
1C-7. PHA Moving On Preference	No	PHA Moving On Pre...	09/09/2023
1D-11a. Letter Signed by Working Group	Yes	Letter Signed by ...	09/20/2023
1D-2a. Housing First Evaluation	Yes	Housing First Eva...	09/22/2023
1E-1. Web Posting of Local Competition Deadline	Yes	Web Posting of Lo...	09/09/2023
1E-2. Local Competition Scoring Tool	Yes	Local Competition...	09/09/2023
1E-2a. Scored Forms for One Project	Yes	Scored Forms for ...	09/09/2023
1E-5. Notification of Projects Rejected-Reduced	Yes	Notification of P...	09/13/2023
1E-5a. Notification of Projects Accepted	Yes	Notification of P...	09/13/2023
1E-5b. Local Competition Selection Results	Yes	Local Competition...	09/13/2023
1E-5c. Web Posting—CoC-Approved Consolidated Application	Yes		

1E-5d. Notification of CoC-Approved Consolidated Application	Yes		
2A-6. HUD's Homeless Data Exchange (HDX) Competition Report	Yes	HUD's Homeless Da...	09/19/2023
3A-1a. Housing Leveraging Commitments	No	Housing Leveragin...	09/24/2023
3A-2a. Healthcare Formal Agreements	No	Healthcare Formal...	09/20/2023
3C-2. Project List for Other Federal Statutes	No		
Other	No		

## **Attachment Details**

**Document Description:** PHA Homeless Preference

## **Attachment Details**

**Document Description:** PHA Moving On Preference

## **Attachment Details**

**Document Description:** Letter Signed by Working Group

## **Attachment Details**

**Document Description:** Housing First Evaluation

## **Attachment Details**

**Document Description:** Web Posting of Local Competition Deadline

## **Attachment Details**

**Document Description:** Local Competition Scoring Tool

## **Attachment Details**

**Document Description:** Scored Forms for One Project

## **Attachment Details**

**Document Description:** Notification of Projects Rejected-Reduced

## **Attachment Details**

**Document Description:** Notification of Projects Accepted

## **Attachment Details**

**Document Description:** Local Competition Selection Results

## **Attachment Details**

**Document Description:**

## **Attachment Details**

**Document Description:**

## **Attachment Details**

**Document Description:** HUD's Homeless Data Exchange (HDX)  
Competition Report

## **Attachment Details**

**Document Description:** Housing Leveraging Commitments

## **Attachment Details**

**Document Description:** Healthcare Formal Agreements

## **Attachment Details**

**Document Description:**

## Attachment Details

### Document Description:

## Submission Summary

**Ensure that the Project Priority List is complete prior to submitting.**

Page	Last Updated
1A. CoC Identification	08/07/2023
1B. Inclusive Structure	09/25/2023
1C. Coordination and Engagement	09/25/2023
1D. Coordination and Engagement Cont'd	09/25/2023
1E. Project Review/Ranking	09/26/2023
2A. HMIS Implementation	09/25/2023
2B. Point-in-Time (PIT) Count	09/22/2023
2C. System Performance	09/22/2023
3A. Coordination with Housing and Healthcare	09/25/2023
3B. Rehabilitation/New Construction Costs	09/20/2023
3C. Serving Homeless Under Other Federal Statutes	09/24/2023

<b>4A. DV Bonus Project Applicants</b>	09/25/2023
<b>4B. Attachments Screen</b>	Please Complete
<b>Submission Summary</b>	No Input Required



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*Amended and Restated Statement of Corporate Policies*

Adopted by the Board of Commissioners

**March 24, 2021**

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6. Disputing Decisions of Manager	38
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**AMENDED AND RESTATED STATEMENT OF CORPORATE POLICIES  
TABLE OF CONTENTS**

**CHAPTER 2 – AH-ASSISTED UNIT POLICIES (Continued)**

<b><u>Part/Article</u></b>	<b><u>Page</u></b>
Part IV – Miscellaneous	40
1. Availability of Official Leasing Documents	40
2. Approval of Management Practices	40

**CHAPTER 3 – HOUSING CHOICE TENANT-BASED PROGRAM POLICIES**

<b><u>Part/Article</u></b>	<b><u>Page</u></b>
Part I – Introduction	41
1. General Policy Requirements	41
2. Program Management and Operating Procedures	41
Part II – Admission to the Program	41
1. Waiting List Notification	41
2. Waiting List Application Process	41
3. Organization and Maintenance of the Waiting List	41
4. Special Admissions	42
5. Eligibility Determinations	43
Part III – Program Participation	43
1. Family Briefings	43
2. Voucher Issuance	43
3. Voucher Size	43
4. Transfer of Assistance	44
5. Suitability	44
6. Participant Obligations and Responsibilities	44
7. Program Move	45
8. Portability	45
Part IV – AH Submarket Payment Standards and Contract Rent Determination	46
1. MTW Authorization	46
2. AH Submarket Payment Standards	46
3. Setting Reasonable Contract Rents	46
4. AH Submarket Payment Standards Limitations on Contract Rents	47
Part V – Inspections	47
1. Quality Units	47
2. Frequency of Inspections	48
3. Program Marketing and Outreach	48
Part VI – Housing Choice Rental Assistance Agreement	49
1. Business Relationships between AH and Owners/Landlords	49
2. Lease Addendum	49
3. Lease and HCRA Agreement Termination	49
4. Enhancements to HCRA Agreement and Lease Addendum	49
5. Business Relationship Program Procedures	49

Assisted Households with respect to such requirements are set forth in various written communications and guidelines in accordance with the Operating Procedures.

ARTICLE  
THIRTEEN.

**SPECIAL PROGRAMS, POLICIES AND STRATEGIC INITIATIVES**

Atlanta Housing, in its discretion, may establish special programs, special admissions policies, operational protocols and/or strategies designed to address economic, human development or self-sufficiency programs, relocation activities, displacement related to real estate development initiatives, MTW initiatives, pilot programs, safe and secure community enhancements, the use of bona fide law enforcement agencies or personnel, and homeownership opportunities. Written procedures and processes developed for any special program, policy and/or strategy must be approved by AH and/or authorized by the President and Chief Executive Officer for implementation and/or inclusion in the MTW Annual Plan.

ARTICLE  
FOURTEEN.

**ECONOMIC SELF-SUFFICIENCY**

1. Atlanta Housing, in its discretion, may explore strategies that recognize the progression of AH-Assisted Households toward economic self-sufficiency which may lead to their graduation from a Rental Assistance Program.
2. HUD established the Community Service and Self-Sufficiency Requirement (CSSR) which would require unemployed AH-Assisted Household members (ages 18 – 61 who are not receiving TANF benefits, exempt from work requirements, engaged in work activities or unable to comply because of a disability) to contribute the HUD-specified number of hours each month to community service or an economic self-sufficiency program. AH's Work Requirement, as set forth above in Article Ten, applies to its Rental Assistance Programs instead of HUD's CSSR.
3. Each AH-Assisted Household is responsible for ensuring that any school age member who is under 18 years of age attends school on a regular basis in accordance with local school board policies and state law. Upon the request of Atlanta Housing, an Owner Entity or Management Agent, the AH-Assisted Household must provide such information, releases and authority to verify compliance and the attendance status of any such school age member of the AH-Assisted Household.
4. If it is determined that any school age member of the AH-Assisted Household who is under 18 years of age is not attending school on a regular basis or who has not completed her/his secondary education, such school age member will be required to attend school on a regular basis or enroll or reenroll, as applicable in and attend an accredited public or private secondary academic or technical school. The AH-Assisted Household must provide to Atlanta Housing, the Owner Entity or the Management Agent such information, releases and authority to verify compliance and the attendance status of any such school age member of the AH-Assisted Household.
5. An AH-Assisted Household, in which one or more of its members who are subject to but not in compliance with the Work Requirement, may be determined to be a household that is non-compliant toward self-sufficiency, provided such non-compliant members of the AH-Assisted Household are engaged in work, school, training or any combination thereof for at least 15 hours per week ("Non-Compliant Household"). Non-Compliant

1. The equitable methods of processing Applicants on the Waiting List and the processes for organizing, updating and maintaining Applicant records are set forth in the Operating Procedures. AH, in its discretion, may establish reasonable procedures related to the Waiting List, including but not limited to procedures for reevaluating the reliability of waiting list information provided by Applicants, exploring alternative strategies for the selection of Applicants (including the implementation of residency and other local preferences) and setting the requirement that Applicants on the Waiting List must notify AH of their interest within a specified period of time in order to remain on the Waiting List.
2. The maintenance of the Waiting List with respect to updating applications, notice letters, and removals will be detailed in the Operating Procedures.
3. Applicant responsibilities and requirements for updating changes to the information reported during the application process and for responding to requests for information are stated in the Operating Procedures.

ARTICLE FOUR.

**SPECIAL ADMISSIONS**

1. Atlanta Housing may accept applications from eligible households who have relocated from a community owned by Atlanta Housing due to demolition, repositioning, disposition or other related Atlanta Housing activities without opening the Waiting List.
2. Atlanta Housing, in its discretion, may authorize the special admission of eligible and qualified applicants to the Program, in order to implement special initiatives; offer homeownership opportunities to eligible households; admit households impacted by an owner opt-out of a housing assistance contract on a HUD-insured multi-family development; and/or address an urgent local need as determined and approved by Atlanta Housing including, but not limited to, Rental Assistance Demonstration related construction, foreclosure assistance and natural disasters, assistance to eligible victims of domestic violence pursuant to the *Violence Against Women Act*, pilot programs for at-risk populations, relocation activities and mitigation of displacement related to real estate development initiatives. Special admissions may also be approved, as a reasonable accommodation, for transfer assistance to an eligible and qualified person with a verifiable disability who resides in an AH-Owned Community or whose name is on a transfer/waiting list to be assisted who requires a UFAS Accessible Unit.
3. Any household eligible for a special admission, as determined by Atlanta Housing, may not be denied a Voucher for admission to the Program provided that no member of the household has committed an offense specifically identified by HUD pursuant to 24 CFR 982.553 as described in Chapter 1, Article Fifteen of this Statement of Corporate Policies.
4. Atlanta Housing, in its discretion, may deny special admission to a household if any of their household members are or have been engaged in criminal activity that could reasonably be expected to indicate a threat to the health, safety or welfare of others, including other residents, Atlanta Housing and its staff, Owners/Landlords, and/or Management Agent staff as stated in Chapter 1, Article Fifteen of this Statement of Corporate Policies.

5. Other eligibility requirements specific to the special admission program, procedures, processes and general management practices for special admissions will be outlined in the Operating Procedures.

#### ARTICLE FIVE.

#### ELIGIBILITY DETERMINATION

1. An Applicant desiring to participate in the Program must complete a full application in accordance with the Operating Procedures and demonstrate that: (a) Applicant meets one of the definitions of Family; (b) Applicant's total household income verified for the initial eligibility determination does not exceed the "Very Low-Income" limit published by HUD for the household size; (c) Applicant fully satisfies applicable statutory and HUD's regulatory requirements for citizenship and/or eligible immigrant status; (d) Applicant is in compliance with the Work Requirement set forth in Chapter 1, Article Ten of this Statement of Corporate Policies; (e) Applicant has an acceptable criminal background record; and (f) Applicant is able to comply with all Program obligations.
2. An Applicant's qualifications for Participation must be verified through appropriate documentation as set forth in the Operating Procedures.
3. Atlanta Housing will notify Applicants, in writing, of an ineligibility determination. Such notification will set forth the reasons for the ineligibility determination and provide instructions regarding how the ineligible Applicant may request a review of the determination.

#### PART III – PROGRAM PARTICIPATION

#### ARTICLE ONE.

#### FAMILY BRIEFINGS

Prior to Voucher issuance, Applicants are required to participate in a "Family Briefing" that provides an overview of the Program in order to inform, review and educate Applicants regarding Program procedures, family obligations, compliance with Program requirements, and available housing opportunities. The Family Briefing will be conducted in accordance with the Operating Procedures.

#### ARTICLE TWO.

#### VOUCHER ISSUANCE

Vouchers are issued to Applicants for a reasonable period of time in accordance with the Operating Procedures. Extensions to the term of the Voucher may be granted on a case-by-case basis, reasonable accommodation requests, and other reasonable requests related to an Atlanta Housing special or strategic initiative. The procedures for granting extensions are set forth in the Operating Procedures.

#### ARTICLE THREE.

#### VOUCHER SIZE

1. The size of the rental housing unit that a Participant may lease under the Program is based on the number of bedrooms Atlanta Housing has approved for the Participant's Voucher ("Voucher Size").
2. A Participant may not lease a rental housing unit that has more bedrooms than the Voucher Size unless approved by Atlanta Housing. In the event Atlanta Housing approves a Participant's request for a



# MTW

MOVING TO WORK  
**ANNUAL PLAN**  
FY 2024

PUBLIC COMMENT PERIOD FEBRUARY 5 – MARCH 7, 2023  
BOARD APPROVAL: MARCH 22, 2023  
HUD SUBMISSION: APRIL 14, 2023  
HUD RESUBMISSION: JULY 12, 2023  
HUD APPROVAL: TBD

ASHLEY IC

# VISION, MISSION, & VALUES

## Vision

Our vision is a city where all Atlantans have a place they are proud to call home and can thrive, regardless of their income or address.

## Mission

The mission of Atlanta Housing is to open doors to safe, quality affordable homes, build inclusive communities of choice, and create opportunities for economic mobility.

## Values

We are a team of bold, compassionate, and committed change-makers dedicated to working collaboratively to serve the Atlanta community with our unique resources.

# AH Leadership

## *Moving-to-Work Since 2003*

### **Board of Commissioners**

Larry Stewart, Chair  
Sarah Kirsch, Vice Chair  
Rosalind Elliott  
Duriya Farooqui  
Shelia Harris  
Douglas Hooker  
Tené Traylor

### **Senior Leadership Team**

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Terri M. Lee, Chief Operating Officer  
Dwayne C. Vaughn, Esq., *General Counsel*  
Dejernette Beaty, *Real Estate Operations*  
Brian Benn, *Information Technology*  
Marya Calhoun, *Human Resources*  
LaConia Dean, *Communications, Marketing, & Public Engagement*  
Ernestine Garey, *Choice Neighborhoods*  
Alvin Harper, *Construction Management*  
Sarah Hilton, *Governmental & External Affairs & Human Development*  
Maya Hodari, *Real Estate Acquisitions & Initiatives*  
Tracy Jones, *Housing Choice Voucher Program*  
Cass Miller, *Facilities & Operations Management*  
Albert Murillo, Esq., *Contracts & Procurement*  
Trish O'Connell, *Real Estate Planning & Development*  
Ken Sadeckas, *Finance*  
Paul Vranicar, Esq., *Strategy, Policy, & Regulatory Affairs*  
Lisa Washington, Esq., *Office of General Counsel*  
Michael D. Wilson, *Transactions Management & Capital Markets*

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# I. INTRODUCTION

## Contents of FY 2024 Plan

I. INTRODUCTION.....	5
About Atlanta Housing .....	7
la. INTRODUCTION: FY 2024 HIGHLIGHTS.....	11
FY 2024 Priorities .....	12
lb. INTRODUCTION: PLANNED GOALS & OBJECTIVES.....	15
A. Short-Term MTW Goals and Objectives .....	15
B. Short-Term Non-MTW Goals and Objectives.....	20
C. Long-Term MTW Goals and Objectives .....	25
D. Long-Term Non-MTW Goals and Objectives .....	27
II. GENERAL OPERATING INFORMATION .....	31
A. Housing Stock Information .....	31
B. Leasing Information .....	40
C. Waiting List Information .....	42
III. PROPOSED MTW ACTIVITIES: HUD Approval Requested .....	45
A. Activity Description .....	45
B. Activity Metrics Information.....	46
C. Cost Implications.....	47
D. Need/Justification for MTW Flexibility .....	47
E. Rent Reform/Term Limit Information (if applicable) .....	47
IV. APPROVED MTW ACTIVITIES: HUD Approval Previously Granted .....	49
A. Implemented Activities.....	49
B. Not Yet Implemented Activities.....	65
C. Activities On Hold .....	65
D. Closed Out Activities.....	65
V. PLANNED APPLICATION OF MTW .....	69
A. Planned Application of MTW Funds .....	69
B. Local Asset Management Plan.....	72
C. Rental Assistance Demonstration (RAD) Participation .....	72
VI. ADMINISTRATIVE.....	73
A. Board Resolution and Certifications of Compliance.....	73
B. Documentation of Public Process.....	73
C. Planned and Ongoing Evaluations .....	73
D. Lobbying Disclosure .....	73
Appendices.....	75
Appendix A: HUD Form 50900 Attachments .....	77
Appendix B: Public Process Documentation .....	91
Appendix C: Requirements of AH's MTW Agreement.....	103
Appendix D: Lobbying Disclosure .....	113
Appendix E: Other Information.....	117

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## A. Overview

### About Atlanta Housing

The Housing Authority of the City of Atlanta, Georgia, also referred to as Atlanta Housing or AH provides rental assistance to low-income families across the City of Atlanta. AH is considered the oldest public housing authority (PHA), with the construction of the first federally subsidized public housing community, Techwood Homes, in 1935. AH also built the first public housing community for African American residents, University Homes, near the Atlanta University Center. AH is the largest public housing authority in Georgia and serves more than 43,000<sup>1</sup> people. Its portfolio includes the following programs:

- **AH-Owned Communities:** 7 public housing sites: 5 for elderly and disabled households and 2 family sites.
- **Down-Payment Assistance:** A forgivable loan to help eligible first-time homebuyers.
- **HomeFlex:** AH's MTW unit-based assistance program, where the assistance remains with the unit.
  - **Standard HomeFlex:**
    - For multi-family units in AH-Owned, Mixed, or Stand-Alone privately owned communities.
    - For buildings or communities that house older persons [i.e., near elderly (55+) and elderly (62+) residents].
  - **HomeFlex Supportive Housing (HAVEN):**
    - For property owners that agree to provide wrap-around services and housing for vulnerable and targeted population groups.
- **Housing Choice Vouchers (HCVs):** HUD's tenant-based voucher (TBV) program administered by AH that includes AH's Special Programs (AH SPVs) and HUD's Special Purpose Vouchers (SPVs). AH SPVs are programs created by MTW flexibility.
- **Mixed Communities:** Communities built on land owned by AH and ground leased long-term to the owner/developer, or mixed-income developments in which AH has an ownership interest, investment, or subsidy agreement.
- **RAD PBV Communities:** Former public housing communities converted to project-based voucher (PBV) communities under HUD's Rental Assistance Demonstration (RAD) Program.

### The Need for Affordable Housing in Atlanta

Atlanta, the "capital of the south," remains one of the fastest growing metropolitan areas in the country. Several factors contribute to this growth: a comfortable climate, a business-friendly environment across many industries, and its 57 colleges and universities in the metropolitan area, which attract companies eager to tap into the talents of diverse and highly skilled employees.

However, Atlanta's rapid growth, combined with a variety of broader economic factors, has resulted in significantly higher housing costs. Rents in Atlanta grew 22% between January 2021 and through December 2022<sup>2</sup> and Freddie Mac continues to forecast Atlanta in the top rent growth areas in the country<sup>3</sup>. Similarly, home costs have increased significantly, rising 24.8% between July 2021 and December 2022<sup>4</sup>.



Source: apartmentlist.com/research; \*As of December 31, 2022

<sup>1</sup> As of December 31, 2022

<sup>2</sup> Source: *Apartment List* Metro-Level Historic Estimates, <https://www.apartmentlist.com/research/category/data-rent-estimates>, shows \$1,258 January 2021 and \$1,562 for December 2022 as average rent overall.

<sup>3</sup> Source: <https://www.multihousingnews.com/freddie-mac-forecasts-continued-multifamily-growth-in-2022/#:~:text=The%20metros%20that%20are%20expected,Ariz.%2C%20at%207.1%20percent.>

<sup>4</sup> Source: S&P CoreLogic Case-Shiller Home Price Index.

## Vision, Mission & Values

AH's Vision, Mission, and values are as follows:

### **Vision**

*Our vision is a city where all Atlantans have a place they are proud to call home and can thrive, regardless of their income or address.*

### **Mission**

*The mission of Atlanta Housing is to open doors to safe, quality affordable homes, build inclusive communities of choice, and create opportunities for economic mobility.*

### **Values**

*We are a team of bold, compassionate, and committed change-makers dedicated to working collaboratively to serve the Atlanta community with our unique resources.*

## AH's Strategic Plan (FY 2023 – 2027)

In January 2023, AH released a new five-year Strategic Plan, covering Fiscal Years 2023 through 2027 "Plan". AH's previous strategic plan, known as VISION 2022, concluded on June 30, 2022. The new Strategic Plan provides a blueprint for how to reach a key goal for the production and preservation of affordable housing, in alignment with the vision and goals set forth by Mayor Andre Dickens. The Plan has been informed by market realities, insights from AH's key partners, our current commitments and capacities, and anticipated challenges and opportunities.

The Plan recognizes that no single organization can solve Atlanta's housing affordability challenge alone, but working with others, AH can bring its different resources and various skillsets to bear to have a large impact. The result is a Plan that puts residents at the heart of everything AH does, while searching for better, smarter, and more efficient ways to operate.

In the course of this work, AH established the following Goals and Key Targets:

### **GOAL 1: Create or preserve 10,000 affordable housing units.**

#### Key Targets

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

### **GOAL 2: Enhance housing assistance resources for Atlantans in need**

#### Key Targets

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

### **GOAL 3: Create opportunities for individuals, families, and children to thrive.**

#### Key Targets

- 3.A Advance efforts that address youth achievement by coordinating a cradle-to-career educational pipeline of programs and services for AH-assisted youth
- 3.B Through increased partnerships, support residents to prepare for, connect to, and succeed in jobs and careers
- 3.C Provide a continuum of care for AH-assisted seniors to enable them to stay healthy and live independently and with dignity in their homes

### **GOAL 4: Build or expand partnerships to pool resources and maximize impact for the benefit of families.**

#### Key Targets

- 4.A Secure a minimum of \$500,000 in new funding annually to support AH's mission
- 4.B Collaborate with public agencies and initiatives to leverage resources and align efforts
- 4.C Raise \$2 million to improve energy efficiency in AH units

### **GOAL 5: Communicate the impact of Atlanta Housing's work to Atlanta.**

#### Key Targets

- 5.A Increase visibility into our progress and key successes to foster confidence in AH's work
- 5.B Provide targeted communication and frequent updates to key stakeholders

### **GOAL 6: Strengthen Atlanta Housing operations.**

#### Key Targets

- 6.A Increase efficiency, improve access to programs and services, and foster staff engagements with AH families, and improve access to programs and services
- 6.B Create economic opportunity for AH residents and disadvantaged businesses by achieving 35% participation in eligible AH contracts for minority-, women-, and resident-owned small businesses
- 6.C In support of City of Atlanta's 2019 Clean Energy Resolution to achieve 100% clean energy by 2035, AH will reduce its carbon footprint by 25% in five years

## **Moving-to-Work (MTW)**

As an MTW PHA<sup>5</sup>, AH can combine program funds and deploy MTW flexibilities to modify and waive certain program rules and regulations<sup>6</sup> in pursuit of innovative solutions to local housing challenges. AH is required to meet MTW Statutory Requirements in the administration of its programs. The **MTW Statutory Requirements** are as follows:

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

AH continues to support the MTW Demonstration Program, the MTW Collaborative, and HUD's expansion efforts of the MTW Program. AH continues to remain interested in and supportive of a Regional MTW designation once the concept evolves.

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<sup>5</sup> There were 39 MTW PHAs prior to new legislation enacted in 2016 that adds 100 MTW cohorts. AH received its MTW designation in 2003.

<sup>6</sup> Found in the United States Housing Act of 1937 (Housing Act or the Act) applicable to the Housing Choice Voucher and Public Housing Rental Assistance Programs (Section 8 and Section 9).

AH's participation in the MTW Demonstration Program<sup>7</sup> has been critical in AH's ability to meet low-income individual's housing needs or to respond effectively to the twin challenges of rapid growth and increasing market rents and home costs. Whenever AH deploys its MTW Authorizations to waive certain program rules and regulations, it creates an MTW Activity. MTW Activities must **align with at least one of the three** following **MTW Statutory Objectives**:

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

In addition to meeting the statutory objectives, AH asks three basic questions when proposing new initiatives and reviewing existing initiatives:

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

AH requires an affirmative answer to all three questions before moving forward with a new initiative.

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<sup>7</sup> The MTW Demonstration Program was created by the United States Congress (US Congress or Congress) in 1996 and is administered by the United States Department of Housing and Urban Development (HUD). The US Congress renews the MTW Demonstration Program periodically and Congress last extended the Program through June 20, 2028. AH executed its MTW Agreement with HUD on September 23, 2003.

# Ia. INTRODUCTION: FY 2024 HIGHLIGHTS

## AH Projects **889** New Households

(Units occupied by new program participants)

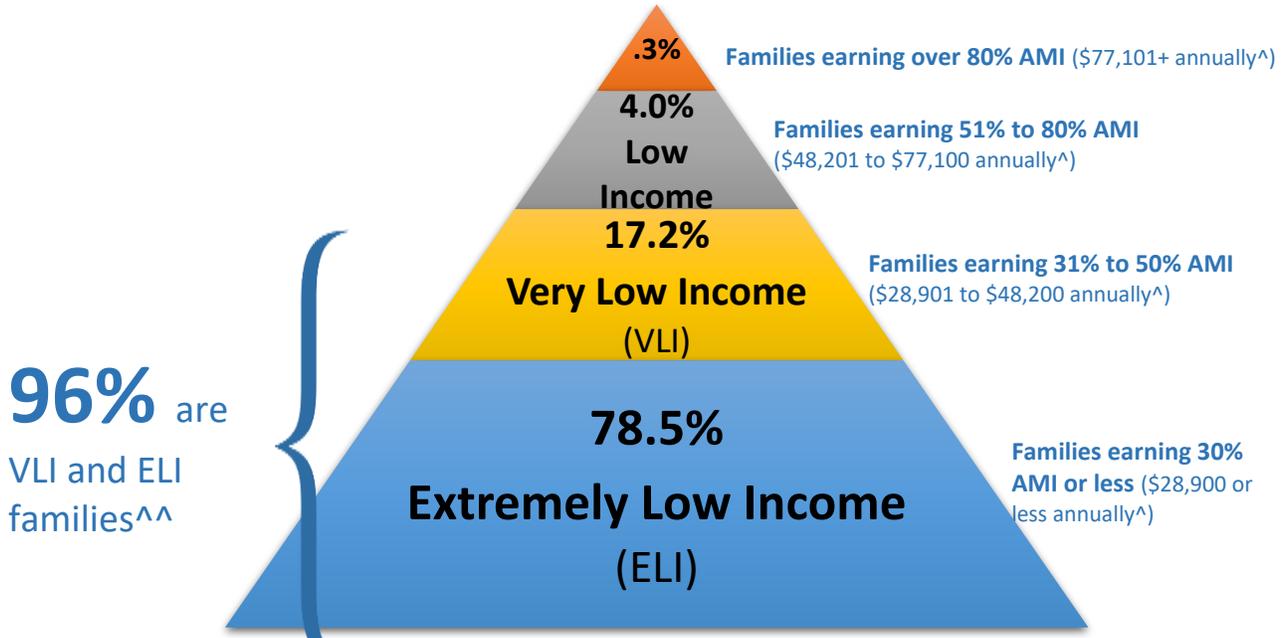


- 100 New HomeFlex Units**  
4 New Agreements Projected
- 244 New DPA\* Awards**  
Issued to First-Time Homebuyers
- 295 Home Again Awards**  
Short-Term Assistance
- 250 New HCV\* Families**  
Net HCV Admissions

AH projects serving **26,797** Households in FY 2024

\* DPA = Down Payment Assistance HCV = Housing Choice Voucher

### Assisted Households Projection by Area Median Income (AMI)^



^HUD publishes the AMI annually. Charted income ranges are based on a family of four and effective April 2022. ^^Source: AH's Data Team.

## FY 2024 Priorities

FY 2024 will be the second year of AH's new Strategic Plan. In alignment with the Plan, AH's FY 2024 priorities include the following goals and objectives that align with its Strategic Plan:

### **Strategic Priority 1: Create and Preserve Affordable Housing Units**

- **Create 1,095 new affordable housing units** through financial closings including new construction, acquisition projects, homeownership assistance, the issuance and lease-ups of tenant-based vouchers (TBVs), and the execution of new HomeFlex Agreements.
- **Preserve 1,069 existing affordable housing units** through the conversion of substantially rehabbed and significantly modernized units under the Rental Assistance Demonstration (RAD) Program and the renewal of existing HomeFlex Agreements.

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

- **Provide 295 Home Again awards** to families at risk of housing instability.
- **Award 244 families down payment assistance** to help build intergenerational wealth.

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

- **Create opportunities to thrive** by sponsoring Achieving Connectivity to Create Equity and Self-Sufficiency (ACCESS), supporting local agencies that specialize in providing education and workforce training, by investing in AH-assisted youth and marketing college scholarship opportunities, and by expanding training and job opportunities in established and emerging employment sectors.
- **Achieve or maintain a 67% work/program compliance rate** by assisting compliant families in maintaining employment, while assisting non-compliant families in meeting the minimum work requirement<sup>8</sup> or in returning to the workforce.
- **Narrow the digital divide and create a pathway to higher income** through the ACCESS Program, which provides, hardware, software, and training to assisted families.

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

- **Align AH resources and investment** to create healthy, thriving neighborhoods, and provide the opportunity to access essential services for AH residents and participants.

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<sup>8</sup> AH requires work-able participants to be employed an average of 20 hours per week to meet program compliance.

### **Strategic Priority 5: Communicate the Impact of Atlanta Housing’s Work to Atlanta**

- **Create and publish dashboards** to clearly show our programs, the communities we impact, and our progress against our goals.

### **Strategic Priority 6: Strengthen Atlanta Housing Operations**

- **Achieve or maintain a 95% HCV budget utilization rate** through the issuance and lease-up of Tenant-Based Vouchers (TBVs), Special Purpose Vouchers (SPVs), and execution of HomeFlex Agreements.
- **Improve operations** by meeting or exceeding HUD’s new Section 3<sup>9</sup> requirements and reducing our carbon footprint.
- **Reduce operational costs** by generating off-setting revenue streams or streamlining assistance programs and delivering housing services more efficiently.
  - Utilize activities under HUD Notice: PIH-2011-45 (HA) for housing/unit development.
  - Deploy elements under HUD Notice: PIH-2016-05 (HA) for streamlining opportunities.
  - Exercise Housing Opportunity Through Modernization Act (HOTMA) options.
    - Support AH’s Over-Income Limit Policy pursuant to Section 103.
    - Utilize provisions under HUD Notice: PIH-2017-20 (HA) to streamline the initial Housing Quality Standards (HQS) inspection.
    - Utilize MTW flexibility to exceed program cap limits, percentage increases, project cap limits and other limitations not covered under HOTMA.

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<sup>9</sup> Pursuant to HUD Regulation 24 CFR part 75.

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## Ib. INTRODUCTION: PLANNED GOALS & OBJECTIVES

This section summarizes existing MTW-related activities that AH plans to administer, implement, or carry out during the period July 1, 2023 through June 30, 2024.

### A. Short-Term MTW Goals and Objectives

Activities and objectives listed here involve MTW flexibility to administer. AH categorizes and list activity details in alignment with its strategic priorities:

#### CREATE AND PRESERVE AFFORDABLE HOUSING UNITS

##### *Create New Affordable Housing Units*

- AH plans to financially close 9 projects under its **Revitalization Program** that projects to deliver 511 new affordable housing units. Planned projects and unit counts include:
  - Civic Center, 67 AH-assisted units.
  - Englewood II, 183 units (113 AH-assisted; 70 other affordable).
  - Herndon II, 170 units (80 AH-assisted; 90 other affordable).
  - Magnolia Perimeter Homeownership, 18 affordable homeownership units.
  - Mechanicsville Homeownership, 27 affordable homeownership units.
  - West Highlands 2000 Perry Boulevard 25 affordable homeownership opportunities.
  - West Highlands 3B 21 affordable homeownership opportunities.
- AH plans to financially close on 2 projects under its **Gap Financing** activity, which together are projected to deliver 232 new-affordable housing units that are not public housing nor housing choice voucher units. Under this activity, AH anticipates increasing the number of affordable units created, while decreasing its long-term, recurring obligations. Planned projects and unit counts include:
  - 360 Peachtree, 145 units (51 AH=assisted; 94 non-AH assisted).
  - Sylvan Hills II, 87 units (non-AH assisted).
  - AH may size loans to the total number of affordable units in the project, rather than limiting the funding to the number of units in the development project receiving subsidy. AH can decrease its long-term obligations by structuring loans utilizing this method.
- AH will collaborate with development partners to advance projects through construction stages that include:
  - Projects in the Construction/Development Stage:
    - Advance Madison Reynoldstown (870 Memorial Drive), a construction project that will deliver 116 new affordable units at completion.
    - Advance Juanita Gardner (3650 Bakers Ferry Road), a construction project that will deliver 108 affordable units for seniors at completion. AH submitted a disposition application to the Special Applications Center (SAC) during FY 2023. This is a 100% affordable co-investment project with Invest Atlanta.
    - Advance London Townhomes (308 Scott Street), a rehabilitation project that will ultimately deliver 200 units upon completion, where 150 are AH affordable units, 30 units have tax credits, and the balance are market units; 119 of the 150 AH units have already been completed to date.
    - Englewood infrastructure work

- Projects in the Pre-Development Stage:
  - Advance the Flats at Stone Hogan (north/west side of Stone Hogan Connector Road, SW), a construction project that will deliver 256 affordable units. This is a co-investment project with Invest Atlanta.
  - Advance the Villas at Stone Hogan (north/west side of Stone Hogan Connector Road, SW), a construction project that will deliver 190 affordable units. This is a co-investment project with Invest Atlanta.
- AH projects execution of 4 new HomeFlex Agreements under its **HomeFlex as a Strategic Tool** activity to create 100 new subsidized affordable housing units. Planned projects and assisted unit counts include:
  - 277 Moreland Avenue, 54 units.
  - 588 Paines Avenue, 8 units.
  - Abbington at Ormewood, 8 units.
  - McAuley Park Phase I, 30 units.



### **Preserve Affordable Housing Units**

- AH anticipates renewing 13 HomeFlex Agreements during FY 2024 to continue project-base assistance under its **HomeFlex as a Strategic Tool** activity, preserving 754 existing affordable housing units. The communities and unit count includes:
  - Adamsville Green Senior Apartments, 46 units renewed for assistance.
  - Ashton at Browns Mill, 5 units renewed for assistance.
  - Atrium at Collegetown, 114 units renewed for assistance.
  - Avalon Ridge, 89 units renewed for assistance.
  - Gateway at East Point, 100 units renewed for assistance.
  - Imperial Hotel, 90 units renewed for assistance.
  - Mechanicsville Crossing, 30 units renewed for assistance.
  - Mechanicsville Station, 35 units renewed for assistance.
  - O’Hern House, 76 units renewed for assistance.
  - Odyssey at Villas, 32 units renewed for assistance.
  - Quest Village, 10 units renewed for assistance.
  - The Veranda at Auburn Pointe I, 86 units renewed for assistance.
  - Welcome House, 41 units renewed for assistance.

## ENHANCE HOUSING ASSISTANCE RESOURCES

- AH plans to create 244 new affordable housing opportunities under its **Comprehensive Homeownership Program** activity by issuing down payment assistance (DPA) awards to eligible, first-time home buyers. AH will deploy HUD Notice PIH 2011-45 when AH's MTW Agreement does not address any planned activity.
- AH plans to create or improve programs under its **Develop Alternate and Supportive Housing Resources** activity to assist low-income Atlantans that are experiencing or at-risk of homelessness. Point-in-time counts, referrals from partner agencies, and available funding affects the total number of households assisted. Planned household counts and programs include:
  - Assisting up to 295 households through the administration of Home Again.
  - Assisting up to 600 households through the administration and financial oversight of AH's Special Programs Vouchers (AH SPVs). AH creates its SPVs by deploying MTW flexibilities to dedicate use of tenant-based vouchers (TBVs) for targeted population groups. Household counts for AH SPVs include:
    - Assist up to 525 households with HAVEN Continuum of Care (CoC) Vouchers. AH combined several AH SPV Programs to form the HAVEN CoC. This initiative is led by Partners for Home (PFH) and includes collaboration with City of Atlanta, Mercy Care, Grady Health Systems, and the United Way of Atlanta, among others, to assure optimum utilization and voucher performance.
    - Assist up to 75 households with Special Program Vouchers for Homeless Students (SPVHS) as referred by Atlanta Public Schools (APS) System. AH also refers to these vouchers as "APS Vouchers".
- Conduct Housing Quality Standard (HQS) inspections in alignment with AH's **Enhanced Inspection Standards** activity. Under this activity, AH conducts HQS inspections<sup>10</sup> or requires an acceptable alternative inspection method on all unit types receiving financial assistance. Inspections are required in the following capacities:
  - Rental units assisted under AH's HomeFlex, Housing Choice Voucher, and Local, Non-Traditional (LNT) Programs, including AH's Single-Room Occupancy.
- AH will continue to deploy MTW flexibilities to standardize and align property management activities under its **HomeFlex Site-Based On-Site Administration** activity. Portfolio activities include:
  - Administration and oversight of site-based waiting lists and unit assignments, including the assurance of RAD PBV families expressing an interest in Choice Mobility are listed on the RAD PBV waiting list.
  - Ensuring that RAD PBV families on the RAD PBV waiting list have priority of turnover<sup>11</sup> tenant-based vouchers (TBVs) before those TBVs are issued to new applicants on the HCV waiting list
  - Project-basing up to 100% assistance at communities owned directly or indirectly by AH without a competitive procurement process in accordance with its Amended and Restated MTW Agreement.
  - Continue implementation of performance standards through regular, periodic training opportunities and business process reviews (BPRs) for property-manager developers (PMDs) and housing partners at all assisted communities. Activities may also include full implementation of accountability measures at communities assisted by Atlanta Housing.

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<sup>10</sup> Alternative inspections may be accepted by AH.

<sup>11</sup> AH elected to use the alternative component under the Choice Mobility option. This option caps tenant-based turnover vouchers dedicated to RAD PBV families to three-quarters of its turnover pool.

- AH will continue to deploy MTW flexibilities under its **Rent Simplification/AH Standard Deduction** activity to minimize calculation errors and reduce administrative burdens to improve and shorten the lease-up process by factoring its standard deduction in the rent calculation for households meeting medical and dependent eligibility requirements.
- AH will continue to deploy MTW flexibilities under its **Leasing Incentive Fees (LIFs)** activity that assists eligible low-income households. Assistance includes various move-in expenses paid to the landlord on behalf of assisted families to assist in removing lease-up barriers.

## **CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES, AND CHILDREN TO THRIVE**

### *Create Opportunities for Economic Mobility*

- AH will continue to deploy MTW flexibilities under the **Good Neighbor Program II** activity to require new Housing Choice Program admissions to complete the prescribed curriculum, which is designed to prepare residents for living in mixed-income communities and areas of opportunity.

### *Achieve or Maintain a 67% Work/Program Compliance Rate*

- AH will continue to deploy MTW flexibilities under its **Work/Program Requirement** activity to require new and existing targeted households (non-disabled, 18 to 61 years old) to be employed for an average of 20-hours per week. AH works to provide resources with guidance to targeted households to help them to meet the program requirements.
- AH will continue to deploy MTW flexibilities under its **Human Development Services** activity to assist HCV households in achieving or moving closer to economic independence and housing self-sufficiency through coaching and referrals based on their need. Overall programming plans include:
  - Increasing FSS enrollment to support more families and more funding opportunities for an additional Program Coordinator.
  - Providing employment related supportive services, including local and metro employment referrals, job coaching and support to navigate job-related challenges; and assist residents with improving soft skills, training, and employment preparation or training.
  - Providing learning opportunities to AH-assisted households through workshops, after-school programming, and summer camps for children.

AH does not have short-term activities supporting its remaining Strategic Plan goals that require MTW flexibilities.

### NEW MTW ACTIVITIES

- AH proposes **AW.2024.01 – Eliminate/Reduce Interim Examinations**, to limit family-initiated interim requests to one per recertification period, including biennial and triennial recertification schedules. AH conducts a substantial number of interim requests initiated by program participants significantly increasing AH's workload. AH expects to eliminate or reduce the total number of interim examinations annually with this activity. AH's goal is to stop households from requesting multiple interims during their recertification period to gain rental assistance increases, to lower rent share, or to gain larger voucher/unit size, unless a hardship is warranted. AH projects implementing this activity for new admission households on July 1, 2023, and at the next scheduled or initiated examination for existing households. Temporary exemptions from this policy will be considered on a case-by-case basis in alignment with its Hardship Policy.

### CURRENT MTW ACTIVITIES

- AH plans to continue exercising elements of its Amended and Restated MTW Agreement to continue existing MTW Activities (as described in Section IV.A. Implemented Activities) to permit AH to administer its programs to address local issues and challenges unique to the City of Atlanta.

### DATED MTW ACTIVITIES

- AH elects to suspend or close functionally obsolete activities as shown under Section IV.B-D:
  - AH initiated the close out process of **RE.2005.09 - Reformulating the Subsidy Arrangement in Mixed-Use Communities** during FY 2023. This activity helped AH to create assisted units at Centennial Place before the introduction of HUD's Rental Assistance Demonstration (RAD) Program. AH has not utilized flexibilities under this activity since the inception of RAD and subsequent approval to convert a portion of its public housing portfolio. In addition to RAD, HUD offers AH the ability to develop or modernize public housing units under its Faircloth Authority<sup>12</sup> and then the ability to immediately convert those units to long-term Section 8 assistance under the *Faircloth-to-RAD* option. These strategies will allow AH to finalize the close out process of this activity in FY 2024.
  - AH initiated the close out process of **HC.2007.02 - Rent Reasonableness** during FY 2023 since this is a policy requirement of MTW Public Housing Authorities (PHAs). AH meets this policy requirement, which is captured in various AH documents, such as its Statement of Corporate Policies (SCP), operating manuals, and other guidance materials. Since this is a requirement and there is not a metric to report outcomes, AH finalizes the close out process of this activity while continuing to maintain appropriate reasonable rent policies.

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<sup>12</sup> 24 CFR § 905.604.

## B. Short-Term Non-MTW Goals and Objectives

Goals and objectives listed here do not require deployment of MTW flexibility to administer. AH continues to organize these activities based on their alignment with the agency's strategic priorities:

### CREATE AND PRESERVE OF AFFORDABLE HOUSING UNITS

#### *Create New Affordable Housing Units*

AH will continue to advance its real estate development pipeline during FY 2024. Development pipeline activities include positioning projects for financial closing, investigating and consummating acquisition opportunities, reviewing homeownership components, and undertaking other activities to achieve housing development goals. Highlighted activities include:

- Financially close on Scholars Landing Condos to deliver 8 affordable homeownership opportunities for low-income Atlantans when construction is completed.
- AH will continue to administer its Homeownership Initiative Plan at AH-owned sites. FY 2024 homeownership sites include:
  - Herndon
  - Magnolia Perimeter
  - Mechanicsville,
  - Scholars Landing, and
  - West Highlands.
- AH seeks to improve its carbon footprint and reduce the energy burden for residents. Therefore, AH may further advance its AHGreen goals by incorporating design recommendations into the developer Request for Proposal/Quote (RFP/RFQ) process, adopting AHGreen development standards, and monitoring long-term progress. AH may also include AHGreen requirements in substantial rehabilitation and significant modernization contracts as well.
- AH submitted a 2022 Choice Neighborhoods Implementation Grant for its Bowen Homes site in FY 2023 and plans to implement this grant should AH receive an award. If AH does not receive a grant award, AH plans to apply in FY 2024. Other Choice Neighborhoods Planning or Implementation Grants could be submitted for Hollywood Courts, Thomasville Heights, or other eligible projects, if conditions allow.
- AH owns more than 400 vacant acres within the city boundaries and plans to develop or re-develop these parcels, as appropriate. Current plans for these acres include:
  - Executing new or renewing existing ground leases to carryout activities associated with the creation or preservation of affordable housing units in Atlanta's housing stock.
  - Continuing repurposing activities on AH-owned acres to add new affordable housing to Atlanta's housing stock. Planned acres and project sites include:
    - 25 acres at Bowen I and VI sites.
    - 36 acres (a portion thereof) at the Thomasville site.
    - 4 acres at the North Avenue site.
    - AH may evaluate the feasibility of acquiring parcels that align with AH's priorities to create or preserve affordable units in Atlanta's housing stock. Acquisition methods may include land swaps or other non-monetary transactions.
  - Continuing self-development activities focused on construction of single-family homes that may use modular or stick built techniques.
  - Submitting appropriate applications to the Special Applications Center (SAC) (see page 124 of Appendix E) to properly dispose of vacant or developed parcels, including the demolition of structures. Activities may include executing new ground leases to conduct activities or seek to acquire parcels in accordance with development agreements.

### Preserve Existing Affordable Housing Units

- AH plans to convert 2 public housing communities to long-term Section 8 PBV assistance under the RAD Program to preserve 315 affordable units. Conversion activities may require unit rehabilitation or modernization to meet RAD program requirements. Planned conversion projects include:
  - 282 units at Cosby Spear Highrise.
  - 33 units at Villages at Carver II.
- The RAD Program has a sunset date of September 2024 (AH FY 2025). Consequently, AH plans to closely monitor the conversion process to ensure its public housing portfolio planned for conversion under RAD receives full consideration before the program expires. Because of the reduced time, AH may submit a RAD application or multiple RAD applications to convert remaining public housing units to long-term Section 8 project-base voucher assistance under the RAD Program (see page 125 of Appendix E).
- In the preservation of affordable units, AH may utilize RAD Section 18, which, if deployed, would allow AH to replace converted units with RAD PBV and non-RAD PBV units at partially or totally disposed conversion sites. Housing Construction Costs (HCC), published by HUD, determine the number of eligible units that AH may dispose of under Section 18 at a converted site.



### ENHANCE HOUSING ASSISTANCE RESOURCES

AH operates two rental programs, tenant-based and project-based. Both programs assist eligible, low-income Atlantans with housing needs.

- AH's **tenant-based rental assistance (TBRA) program** comprises vouchers inside and outside of the city. In general, assistance provided under TBRA follows the family and includes the following:
  - Tenant-Based Vouchers (TBVs) administered by AH total more than 10,850:
    - More than 85% of AH's TBVs are utilized inside Atlanta city limits, with voucher holders paying 30% of their income toward rent and choosing where to live and AH providing rental assistance to the property owner.
    - More than 1,350 voucher holding families live outside Atlanta city limits (port-outs). In these cases, the family still pays 30% of their income toward rent, but AH is responsible for the balance of the rent at the jurisdictional rate where the family resides until that authority absorbs the family onto their program.
    - AH supports 12 families on its HCV Homeownership Program<sup>13</sup>. The remaining families receive monthly mortgage assistance from AH. AH now directs interested home buyers to AH's Down Payment Assistance (DPA) Program.
    - AH administers a Single-Room Occupancy (SRO) Program and will continue to evaluate program effectiveness and community acceptance.
  - Special Purpose Vouchers (SPVs) overseen by AH consists of HUD SPVs dedicated for specific uses or population groups. Planned household counts and programs include:
    - Assisting up to 300 households with Family Unification Program (FUP) Vouchers.
    - Assisting up to 73 households with Mainstream Five (MS5) Vouchers.
    - Assisting up to 175 households with Near-Elderly, Disabled (NED) Vouchers (formerly Mainstream One or MS1).
    - Assisting up to 270 households with Veterans Affairs Supportive Housing (VASH) vouchers
- AH may explore the benefits of re-engineering by outsourcing many day-to-day HCV functions as a means to increase efficiencies.

<sup>13</sup> AH no longer sponsors any new families under the HCV Homeownership Program.

- AH's **project-based voucher program** consists of subsidized units at AH-Owned, Mixed-Income, and HomeFlex Communities. In general, assistance under this format remains with the unit. AH provides oversight and training related to asset management, property operations, and program compliance for more than 10,600 units and 117 communities:
  - Public Housing Units receive subsidy under the Section 9 Program. AH oversees administrative and financial compliance of 2,421 units located at AH-Owned and Mixed-Income communities. AH utilizes management agreements at AH-Owned communities.
  - RAD PBV and Non-RAD PBV Units are former public housing units. There are 1,613 total units subsidized under the Section 8 Program at 16 communities. AH oversees administrative and financial compliance of these units located in redeveloped, mixed-income communities.
    - AH will continue to monitor RAD PBV families expressing Choice Mobility interest to ensure that these families receive priority issuance of AH turnover TBVs. AH opted to utilize the alternative component under the RAD Program to cap the number of tenant-based turnover vouchers dedicated to RAD PBV families<sup>14</sup>.
  - HomeFlex Units are market units made affordable through a monthly subsidy on behalf of eligible families at one of 6,587 units in 94 communities receiving project-based assistance.
  - Local, Non-Traditional (LNT) Units are affordable units across Atlanta at mixed-income communities because of AH investments. In this instance, LNT units are Low-Income Housing Tax Credit (LIHTC) units and not considered in other programs. There are 2,803 LIHTC units.
- AH plans to engage in activities that support planned projects using Low-Income Housing Tax Credit (LIHTC) applications as submitted by development partners for planned projects.
  - AH plans to update its underwriting model to increase its return on investment (ROI) while factoring the “twinning”<sup>15</sup> of 4% and 9% tax credits and other current issues/developments associated with tax credit applications and requirements.
- AH may utilize remaining funds under the Choice Heritage Program to provide an owner-occupied rehabilitation award<sup>16</sup> or partial award to preserve owner-occupied units within the University Choice Neighborhoods (UCN) area.
- AH plans to update the Housing Plan for its UCN Implementation Grant, oversee the occupancy and operations of the newly rehabilitated Roosevelt Hall, and sunset the right-to-return policy for former University Homes residents.
- AH plans to finalize closing elements of the HUD-approved Critical Community Improvements (CCI) Plan. Close out actions include finalizing expenditures from available funding sources, financial close out of acquired properties, final issuance of rehabilitation awards for low-income homeowners, and final contributions to place-making enhancements throughout the UCN.
  - Place-making enhancements to improve UCN corridors may include planters, landscaping, artwork, streetscape and resurfacing, decorative bus stop shelters, etc.



*Owner-Occupied Rehabilitation*

<sup>14</sup> AH can limit turnover vouchers for RAD PBV families to three-quarters of its turnover pool by using the alternative Choice Mobility element under the RAD Program.

<sup>15</sup> “Twinning” is AH’s ability to combine 4% and 9% tax credits in the same project, which can allow for more tax credit equity.

<sup>16</sup> AH suspended in-person activities in response to COVID-19. AH plans to resume in-person projects pursuant to pandemic protocols.

- AH plans to conduct inspection methods appropriate to assistance program by integrating inspection methods associated with the National Standards for the Physical Inspection of Real Estate (NSPIRE) Demonstration Program at public housing units within its portfolio while continuing Real Estate Assessment Center (REAC) inspections for public housing units at mixed-income communities and applying Enhanced Inspection Standards for units assisted by HomeFlex, AH's Project Base Voucher Program. In all cases, AH will inspect or accept alternative inspection results for units receiving AH assistance.
- AH will pursue federal, philanthropic, and other opportunities to secure bond funds, grant awards, tax credits, and other assistance, to create and preserve affordable housing units and offer services to assisted households in alignment with AH goals.

## **CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES AND CHILDREN TO THRIVE**

- AH will continue to offer various programs designed to help AH-assisted households at various stages in life. AH plans to offer the following programs or supportive services:
  - Achieving Connectivity to Create Equity, and Self-Sufficiency (ACCESS), a training program focused on preparing low-income Atlantans for higher-paying job opportunities in the technology sector. AH plans 3 cohorts during FY 2024.
  - Atlanta Achievers Program is a collection of activities focused on AH-assisted youth. Activities may include youth leadership and after-school/summer camp programming, as well as the promotion of activities that prepare AH youth for adulthood.
  - Human Development Services focuses on upward mobility of new and existing TBV households residing throughout AH's service jurisdiction and the administration of Family Self-Sufficiency (FSS) activities. Upward mobility activities may include, assisting households in improving soft skills for employment, coordination of life skills training, including facilitating healthcare services, financial literacy, and related topics. Other activities may include the facilitation of workshops to help understand lease agreements and other housing-related topics.
  - Resident Initiatives is a collection of activities coordinated by AH Resident Service Coordinators to assist resident councils, facilitate reasonable accommodation requests, and act as a liaison between residents and Property-Manager Developers (PMDs) at AH-owned communities. Regular events may include the coordination of workshops focused on the wellbeing of AH-assisted families and activities that promote healthy living and stress management.
  - HomeFlex Supportive Housing (HAVEN), an effort to create opportunities for vulnerable AH-assisted population groups and provide supportive services through the utilization of service agreements in supportive housing communities within AH's service jurisdiction.
- Designated Service Coordination is not a program, but the facilitation of activities for HomeFlex-assisted households residing in mixed-income communities assisted under AH's HomeFlex Program. Designated Service Coordinators do not provide core services but provides general assistance and referral services to HomeFlex assisted households.
- AH will continue to review the performance of contracted service providers to increase outcomes for participating AH-assisted families, which may include modifying contracts to target efforts to improve processes and performance.

## **BUILD OR EXPAND PARTNERSHIPS TO POOL RESOURCES AND MAXIMIZE IMPACT FOR THE BENEFIT OF FAMILIES**

- AH plans to continue overseeing the delivery of supportive services by University Choice Neighborhoods (UCN) case managers and service providers that connect participants to workforce development and employment opportunities.
  - Continue the “Building Blocks for Success” program, which supports the “People” element of AH’s UCN Initiative. This program works closely with the four public schools that serve AH-assisted youth within the UCN boundaries.
  - Facilitate the coordination of access to literary resources in collaboration with Atlanta Book Rich Environments Program, the National Book Foundation, the Atlanta-Fulton County Library System, and others.
  - Maintain oversight of supportive services delivered by UCN case managers and service providers to connect participants to early childhood development, after-school, summer, and STEM/STEAM programming, college preparatory, and continuing education opportunities.
  - Oversee the delivery of supportive services by UCN case managers and service providers to connect participants to coaching and counseling, health and wellness, and aging-in-place activities.
- AH will continue to increase its diversity and inclusion efforts in its contracting and human resources practices, including recruitment from AH’s assisted population, while increasing outreach efforts to Atlanta’s Hispanic and Latino populations, and recognizing companies that employ a workforce meeting Section 3 benchmarks.
- John Hope Community EnVision Center, a collaborative effort between AH and the John Hope Community Center to offer range of educational and supportive services to the community and AH-assisted households in alignment with HUD’s EnVision Program.
- AH will continue to design its AHGreen Program to train AH-assisted households in preparation for Green Sector jobs, which often have higher living wage pay.
- Human Development Services focuses on upward mobility of voucher holding families in the HCV Program. Non-MTW activities may include, assisting households in improving soft skills for employment, coordination of life skills training, including facilitating healthcare services, financial literacy, and related topics. While other activities may include the facilitation of workshops regarding lease agreements.

## **COMMUNICATE THE IMPACT OF ATLANTA HOUSING’S WORK TO ATLANTA**

- AH will continue to diversify and strengthen its messaging platforms to keep assisted families informed and improve internal and external stakeholder connections to AH successes, progress, and collaborative opportunities.
- AH will continue to provide volunteer opportunities for AH staff to give back to the community through AH Cares, which provides variety of opportunities through activities and events.

## **STRENGTHEN ATLANTA HOUSING OPERATIONS**

- As costs increase for AH and AH seeks to assist more families, AH must embrace strategies and techniques achieve greater efficiency and/or maintain operational expenses at optimal levels. Such strategies and techniques include identifying and researching revenue generating opportunities that help offset operational expenditures, as well as optimizing operational costs that may include revising its role in development and redevelopment projects, assistance agreements, and other strategies that help AH achieve its goals.
- AH will continue to conduct administration and maintenance Business Process Reviews (BPRs) at all Mixed-Income and HomeFlex communities, including accessibility requirements contained in the Voluntary Compliance Agreement between HUD FHEO<sup>17</sup> and AH.

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<sup>17</sup> Office of Fair Housing and Equal Opportunity

## C. Long-Term MTW Goals and Objectives

AH may propose these initiatives in the future. They are in various stages of the vetting process.

### CREATE AND PRESERVE AFFORDABLE HOUSING UNITS

- AH may continue to explore the feasibility of adopting a modular housing initiative and associated construction methods and techniques under its **Revitalization Program** activity. This initiative is consistent with AH's priorities to increase the affordable housing units in Atlanta.
  - Under this this initiative, AH may evaluate the viability of self-development, selling lots, and servicing mortgages to ensure housing affordability.
- AH will continue to explore the feasibility of adding commercial ventures under its **Revitalization Program** activity to create areas of high opportunity or amenity-rich communities that also include the potential to create employment opportunities. Commercial initiatives fall within AH's Amended and Restated MTW Agreement and its development strategy to revitalize communities and build healthy neighborhoods.
- AH will continue to position itself to issue short-term construction loans or similar funding products to innovatively advance public-private development projects under AH's **Gap Financing** activity. Short-term loans are consistent with AH's development strategy to increase affordable housing units in Atlanta while continuing to collaborate with various agencies, organizations, and developers. Furthermore, AH may also explore the following:
  - Creation of long-term investment vehicles in alignment with the long-term development of affordable residential communities.
  - Investigating loan program activities that align with elements of HUD Notice PIH 2011-45 or its MTW Agreement and in cooperation with the Urban Revitalization Division.
  - AH will continue to build on its plans to size loans to the total number of affordable units within a development, instead of limiting the funding to the number of units receiving subsidy. This modification increases the number of affordable units created and decreases AH's long-term obligations.
- AH will advance the **Choice Neighborhoods Down Payment Assistance (Choice DPA) Program** activity by advancing the creation of 16 new affordable homeownership opportunities (Towns at Scholars Landing (8) and Ashley Scholars Landing Condos (8)). Under this activity, AH will provide Choice DPA awards to eligible, first-time homebuyers purchasing homes in the University Choice Neighborhoods (UCN) boundaries.
- AH will continue to collect information to evaluate the feasibility of deploying MTW flexibilities to create a **Total Development Cost (TDC) Schedule** activity that aligns with AH's urban development challenges and allows AH to contribute to its projects at a higher level.

### ENHANCE HOUSING ASSISTANCE RESOURCES

- AH will continue to monitor local housing demand and specific population groups to re-calibrate its resources to **Develop Alternate and Supportive Housing Resources** that provide housing stability for chronically homeless households, households at-risk of homelessness, or households needing temporary assistance. AH refers households that need immediate or intensive assistance to local organizations that specialize in such assistance.
- AH will monitor the outcomes of AH-assisted households to evaluate the performance of local service providers to determine future investment in service, or future service provider selection.

## CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES, AND CHILDREN TO THRIVE

- AH may modify this activity based on evaluation performance of AH's **Work/Program Requirement** activity. To determine the effect on or success of participants' employment status, review of activity may include the following monitored metrics:
  - Earned household income (decrease/increase changes),
  - AH subsidies share or per unit costs and rent-roll or tenant share impact,
  - Household or individual job stabilization,
  - Program compliance counts and rates, and
  - AH may also explore alternative strategies, such as layered or tiered rent techniques to promote an acceptable compliance rate and reduce the number of non-compliant households.
- AH may propose an activity that considers extending program participation for AH-Assisted households that graduate from a job-training programs sponsored or supported by AH. The program extension under consideration would add an additional 6 months before program termination. Current AH assisted programs include:
  - ACCESS, a training program designed to prepare low-income Atlantans for higher-paying job opportunities in the technology sector.
  - AHGreen, an AH initiative that plans to prepare AH-assisted households for green sector jobs.

## BUILD OR EXPAND PARTNERSHIPS TO POOL RESOURCES AND MAXIMIZE IMPACT

- AH may propose incentives for residents under the **Human Development Services** activity to improve the success of participating households and encourage steps towards economic mobility such as, completion/graduation of a training program, securing employment, reporting a wage above Atlanta's poverty wage, or other significant metrics. Preliminary incentive concepts include:
  - Preliminary consideration includes disregard child support income, provision of childcare or transportation assistance, payment of or reimbursement for GED testing fees or training, initial purchase of work uniforms or work-related tools, or other incentives up to a specific amount to help create a culture of learning or stable employment among assisted households.

## STRENGTHEN ATLANTA HOUSING OPERATIONS

### *Improve Operations*

- AH will continue to review existing MTW Activities to identify functional obsolescence caused by changes in strategic priorities or HUD guidance while retaining **activities that benefit assisted families, their communities, and AH**. Activity reviews also seek to identify underperforming activities.

### *Reduce Operational Costs*

- AH will continue to monitor the performance of its **Utility Allowance (UA) Schedules** to determine if AH needs to deploy MTW flexibilities to create more efficient and effective schedules that may accomplish the following:
  - Encourage program participants to seek energy efficient units.
  - Simplify and potentially, electronically systematize UA Schedules to minimize calculation errors and reduce processing delays.
- AH will continue to review current operations to identify opportunities for improvement, such as overall initiatives that promote cost efficiency and effectiveness that may include:
  - Reducing AH's share of subsidy or per unit cost,
  - Increasing revenue-generating opportunities, or
  - Eliminating or reducing zero-income and negative rent scenarios that create utility assistance or reimbursement payments (JAPs/URPs) and the perception of AH "paying" families to be program participants.

## D. Long-Term Non-MTW Goals and Objectives

AH will continue evaluate potential activities for inclusion in future MTW Plans. Activities listed below do not require deployment of MTW Authorizations. Highlighted topics for FY 2024 include:

### CREATE AND PRESERVE AFFORDABLE HOUSING UNITS

#### *Create New Affordable Housing Units*

- AH will continue activities to create new AH subsidized units utilizing its Faircloth Authority<sup>18</sup>. AH can add up to 9,136<sup>19</sup> additional units. Upon completion, AH may convert those units to long-term Section 8 PBV assisted units under HUD's *Faircloth-to-RAD* option. Currently, AH is considering using this resource to create new AH subsidized units in the following planned developments:
  - Civic Center Phase I
  - Englewood IIA
  - North Avenue Phase I
  - Thomasville Phase I
  - 360 Peachtree Phase I
  - AH may also evaluate the viability of remaining in or returning to a direct ownership in future transactions or remaining in a sponsor/support role as it develops AH-owned land.
- AH will continue to advance its pipeline of development and redevelopment projects in phases, which may include:
  - Ashley Scholars Landing
  - Bowen Homes
  - Civic Center
  - Englewood
  - Herndon Homes
  - Hollywood Courts
  - North Avenue
  - Palmer Phase
  - Thomasville Heights
  - Vacant properties that are the subject of ongoing litigation, and which AH may dispose of through ground lease or land sales to development partners (see page 124 Appendix E)
- AH will continue to develop its long-term real estate financial forecast to identify capital needs. Activities may include designing or improving development plans for AH-owned land, promoting green infrastructure within new, rehabilitated, and modernized developments, or deploying the latest construction technology to increase affordable housing units in Atlanta's housing stock.
- AH will evaluate strategies and techniques that position AH to engage in self-development activities, including construction lending and asset ownership and management.
- AH may begin infrastructure improvements at AH-owned sites to implement planned revitalization activities. AH will lead infrastructure improvements based on parcel ownership.
  - AH will seek funding sources that support infrastructure, environmental sustainability, and community revitalization efforts.
- AH will continue to explore alternative funding structures that allow AH to participate in HomeFlex and other real estate deals at different junctures and in distinct roles to create and preserve affordable housing units. Conceptual roles may include serving as the lender, loan servicer, or development partner before, during, and after project activities.

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<sup>18</sup> Under Faircloth, AH can construct public housing units with HUD construction dollars.

<sup>19</sup> As of September 30, 2021.

### **Preserve Affordable Housing Units**

- AH will continue to monitor its affordable unit preservation strategy to assure AH's goals and objectives complement the project management schedule to complete substantial community rehabilitation or significant unit modernization to meet RAD requirements, as well as submitting appropriate applications to secure a Commitment to enter a Housing Assistance Payments (CHAPs) contract. Planned activities may include:
  - Identifying subsidy-only conversions to accelerate the conversion process.
  - Evaluating long-term capital needs for AH-owned facilities not primed to convert subsidy programs and improve utility efficiency ratings.
    - Maximize energy and water efficiency in RAD conversions.
    - Encouraging existing and future housing partners to improve water and energy efficiency at rentals.
  - Ensure expiring HomeFlex Agreements align with AH's long-term preservation goals prior to renewal of agreements. For example, AH will evaluate whether it can enter an acquisition deal rather than an assistance deal or acquire tax credit properties from owners to preserve affordability at that property.
- AH may develop a strategy to preserve naturally affordable or expiring units not currently in AH's portfolio.
  - AH may issue bond instruments to fund new construction and substantially rehabilitated development projects that add affordable housing units to the Atlanta housing stock.

### **ENHANCE HOUSING ASSISTANCE RESOURCES**

- AH will assess the feasibility of applying for a Choice Neighborhoods Planning Grant for Bankhead or other eligible former public housing sites based on AH's goals and objective.
- AH plans to advance the development of affordable homeownership opportunities on AH-owned land utilizing fee-simple land sales or a land trust form of ownership to assure long-term affordability. Land sales, construction, and homeownership closings may include reduced land value, an AH investment, or AH down payment assistance to support affordability. AH may also pursue long-term affordability through land dispositions, collaboration with land trusts, and similar activities.

### **CREATE OPPORTUNITIES FOR INDIVIDUALS, FAMILIES, AND CHILDREN TO THRIVE**

- AH will continue to develop and expand the Atlanta Achievers Program by facilitating programs and workshops to help successfully transition AH-assisted youth into adulthood, as well as explore incentives that complement its Summer Internship Program and increase FSS Program enrollment.

### **BUILD OR EXPAND PARTNERSHIPS TO POOL RESOURCES AND MAXIMIZE IMPACT**

- AH will seek new and renewed sources of funding and partnerships to complement neighborhood revitalization projects, as well as executing master developer agreements and initiating building designs.
- AH seeks to acquire properties from HomeFlex housing partners when the property owner no longer desires to participate in the HomeFlex Program and the partner is willing to sell their property. AH will evaluate the feasibility of these opportunities. Additionally, AH will also evaluate the viability of acquiring expiring tax credit properties from respective property owners to extend affordability and position AH to gain significant ownership roles in these deals.

## STRENGTHEN ATLANTA HOUSING OPERATIONS

### *Improve Operations*

- AH desires to increase the percentage of AH-assisted units that achieve a 35% or higher level of green certification.
- AH will continue evaluating the outcomes of its AHGreen Initiative to ensure commitments and performance are in alignment with its environmental sustainability strategies. Future concepts and strategies may include:
  - Coordinating resources to reduce utility costs for assisted households and improving the energy efficiency of units.
  - Developing strategies to achieve net zero carbon emissions, over time at the AH administrative buildings (230 John Wesley Dobbs, Roosevelt Hall, and Zell Miller).
  - Exploring the financial feasibility of attaching solar panels to AH-owned buildings.
  - Starting an urban solar farm by utilizing “undevelopable,” AH-owned parcels.
  - Exploring the feasibility and strategically growing and supporting AHGreen initiatives focused on increasing the number of assisted energy-efficient units and lowering the utility costs for AH-assisted families, reducing AH’s carbon footprint, and moving AH towards a “Green Certified Workplace.”
  - AH seeks to meet or exceed HUD’s new Section 3<sup>20</sup> requirements.

### *Reduce Operational Costs*

- AH will continue to investigate revenue generating opportunities that increase non-federal funding. For example, AH may lease vacant land and its air space for community events and communication towers.
- AH may also seek authorization to issue bond financing vehicles to fund new construction and substantially rehabilitated development projects that add affordable housing units within Atlanta.

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<sup>20</sup> Pursuant to HUD Regulation 24 CFR part 75.

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## II. GENERAL OPERATING INFORMATION

### A. Housing Stock Information

#### i. Planned New Public Housing Units

New public housing units that the MTW PHA anticipates will be added during the Plan Year.

ASSET MANAGEMENT PROJECT (AMP) FILL IN NAME AND NUMBER	0/1 BRs	2 BRs	3 BRs	4 BRs	5 BRs	6+ BRs	TOTAL UNITS	POPULATION TYPE	Section 504 Accessible Units	
									(Mobility)	(Hearing/Vision)
Name/Number	0	0	0	0	0	0	0	Type (below)	0	0
Name/Number	0	0	0	0	0	0	0	Type (below)	0	0
Name/Number	0	0	0	0	0	0	0	Type (below)	0	0

<b>Total Public Housing Units to be Added in the Plan Year:</b>	<b>0</b>
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\* The federal accessibility standard under HUD's Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance (24 CFR 8.32). HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice") for purposes of Section 504 compliance, <https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf>

\*\* Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other

**If "Population Type" is "Other" please describe:**

N/A
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#### ii. Planned Public Housing Units to be Removed

Public housing units that the MTW PHA anticipates will be removed during the Plan Year.

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
Cosby Spear Highrise /GA006000241	282	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Village at Carver (Phase II) /GA006000850	33	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
<b>TOTAL:</b> Public Housing Units to be Removed in the Plan Year	<b>315</b>	

**iii. Planned New Project-Based Vouchers**

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

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
277 Moreland Avenue	54	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
588 Paines Avenue	8	No	PBV unit creation under AH's Standard HomeFlex Program.
Abbington at Ormewood	8	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
McAuley Park Phase I	30	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Cosby Spear Highrise	282	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
Village at Carver (Phase II)	33	Yes	PH units converted to PBV units under the RAD and/or Section 18 Blend Program.
<b>TOTAL:</b> Planned new Project Based Units in Plan Year	<b>415</b>		

**iv. Existing Project-Based Vouchers**

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP is already in place at the beginning of the Plan Year. Select one of the following to indicate the \*\*Planned Status by the end of the Plan Year: “Committed,” “Leased,” or “Issued.” In column three, indicate whether the unit is included in RAD.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
395 James P. Brawley Drive	20	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
507 English Avenue	6	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
55 Milton	18	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Academy Lofts at Adair Park	5	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Adamsville Green	35	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Adamsville Green	46	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Arcadia at Parkway Village	116	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashley Auburn Pointe I	8	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashley I at Scholars Landing	54	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashton at Browns Mill	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Ashton at Browns Mill	5	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Atrium at CollegeTown	114	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Avalon Park Family	53	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Avalon Park Senior	136	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Avalon Ridge Family	89	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Brightstone at DeKalb Medical Parkway	175	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Campbell Stone	236	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Capitol Gateway II	16	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Capitol View	43	Committed	No	PBV unit creation under AH's Standard HomeFlex Program.
Capitol View	24	Committed	No	PBV unit creation under AH's HomeFlex Supportive Housing (HAVEN) Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Centennial Place I	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Centennial Place II	70	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Centennial Place III	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Centennial Place IV	83	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Colony Senior	62	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Commons	15	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Heritage	124	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia High Point (Senior)	94	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Mechanicsville Apartments	35	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Mechanicsville Parkside	32	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Senior Residences at Blackshear	78	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Senior Residences at Edgewood	135	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Senior Residences at Martin Luther King, Jr.	122	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Columbia Senior Residences at Mechanicsville	81	Leased	No	PBV unit creation under AH's HomeFlex for Older Persons Program.
Columbia South River Gardens	51	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Sylvan Hills	37	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Sylvan Hills	39	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Columbia Tower at Martin Luther King, Jr. Village	56	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Tower at Martin Luther King, Jr. Village	39	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Constitution Avenue Apartments	67	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Covenant House Georgia	30	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Dwell at Alcove	9	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Gateway at Capitol View	162	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Gateway at East Point	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
GE Tower	189	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Heritage Green	44	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Heritage Station I	88	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Heritage Station II	150	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Herndon Square Senior	97	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Imperial Hotel	90	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN)
Lakewood at Christian Manor	199	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Legacy at Vine City	105	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Lillie R. Campbell House	66	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
London Townhomes	138	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Manor at Indian Creek II	75	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Manor at Scott's Crossing	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Martin House at Adamsville	114	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Mechanicsville Crossing	30	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Mechanicsville Station	35	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Oasis at Scholars Landing	60	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Odyssey at Villas	32	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
O'Hern House	76	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Park Commons / Gates Park HFOP	130	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Park Commons / Gates Park HFOP	22	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Park Commons / Gates Park HFS	110	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Park Commons / Gates Park HFS	19	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Peaks at MLK	73	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Phoenix House	44	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Providence Parkway Village	50	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Quest Village III	10	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Retreat at Edgewood	40	Leased	No	PBV unit creation under AH's Standard HomeFlex Program
Reynoldstown Senior Residences	26	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Seven Courts	30	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Spring View Apartments	24	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Sterling at Candler Village	170	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Summerdale Commons	50	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Summit Trail	40	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
The Legacy at Walton Lakes	24	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
The Remington Apartments	160	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
The Renaissance at Park South – Senior	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Older Persons Program.
Veranda at Auburn Pointe	86	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Veranda at Auburn Pointe II	98	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Veranda at Auburn Pointe III	102	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Veranda at Carver	90	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Veranda at CollegeTown	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Veranda at Groveway	74	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Veranda at Scholars Landing	100	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
Welcome House	41	Leased	No	PBV unit creation under AH's HomeFlex Supportive Housing Program (HAVEN).
Woodbridge at Parkway Village	98	Leased	No	PBV unit creation under AH's Standard HomeFlex Program.
<b>Non-RAD Total:</b> Planned Existing Project-Based Vouchers	<b>6,541</b>			

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Barge Road	129	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Columbia Commons	48	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Creste	61	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Estates	50	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Grove	56	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Apartments	62	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Crossing	68	Leased	Yes	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Mechanicsville Parkside	47	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Mechanicsville Station	63	Leased	Yes	PBV unit creation under AH's Standard HomeFlex Program.
Columbia Park Citi Residences at West Highlands	61	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Columbia Senior Residences at Mechanicsville	54	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
Columbia Village	30	Leased	Yes	PH units in Mixed Community to PBV units under RAD Program.
East Lake Highrise	149	Committed	Yes	PH units in Mixed Community to PBV units under RAD Program.
James Allen, Jr. Place (f.k.a. Hightower Manor)	129	Committed	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Marietta Road Senior Tower	129	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Peachtree Road Senior Tower	196	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Piedmont Road Highrise	207	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Tenth & Juniper Highrise	149	Leased	Yes	PH unit conversion in AH-Owned Community to PBV units under RAD Program.
Village at Carver (Phase I)	110	Leased	Yes	PH units converted to PBV units under the RAD Section 18.
Villages at Castleberry Hill I	66	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Villages at Castleberry Hill II	114	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
Villages at East Lake Redevelopment I & II	271	Leased	Yes	PH unit conversion in Mixed Community to PBV units under RAD Program.
<b>RAD Total:</b> Planned Existing Project-Based Vouchers	<b>2,249</b>			
<b>All PBV Total:</b> Planned Existing Project-Based Vouchers	<b>8,790</b>			

**v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year**

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR
AH plans to continue holding units off-line as a viable strategy to house program participants affected by AH's substantial rehabilitation and significant modernization efforts directly associated with its conversion plans and the requirements of the Rental Assistance Demonstration (RAD) Program.

**vi. General Description of All Planned Capital Expenditures During the Plan Year**

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

**GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR**

AH plans to expend approximately \$6.45M for site and building improvements at five AH-Owned communities. Planned expenditures include replacing 346 exterior light fixtures, demolition/replacement of 282 balconies, 20 PTAC units, replace 4 dumpsters, 2 trash compactors, 20 toilet tank upgrades, 25 refrigerators, and 25 stoves.

Planned large scale expenditures projects including previously mentioned balcony repairs, also total window replacement for energy efficiency, elevator upgrades, interior stairwell painting, interior lighting upgrades, upgrade 100 community room chairs, replace 10 exterior doors, replace laundry room flooring, upgrade lighting protection systems, upgrade security cameras.

In addition, planned capital expenditures for sitework includes roof replacement, exterior signage, exterior lighting upgrades, patio redesign and sitework, doggie park fencing and amenities, bio retention upgrades, seal, stripe parking lots, irrigation system, greenspace, landscape/hardscape, and driveway access.

As part of its planned capital expenditures during the Plan Year, AH may purchase fleet vehicles or invest in equipment to replace aging vehicles and equipment assigned to staff or designated for corporate use.

Other capital expenditures, such as buying furniture, fixtures, and other equipment, consistent with AH's established priorities, may also occur during the plan year. Listed below are the estimated capital expenditures per site:

- \$3,118,500 @ Cheshire Bridge Road Highrise
- \$1,488,940 @ Cosby Spear Highrise
- \$ 357,500 @ Georgia Avenue Highrise
- \$1,373,900 @ Marian Road Highrise
- \$ 114,400 @ Westminster
- \$6,453,240 Planned Capital Expenditure Total\*

**\*Note:** Estimated expenditures may increase due to materials, labor, or other construction and/or market increases.

## B. Leasing Information

### i. Planned Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year.

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLD TO BE SERVED**
MTW Public Housing Units Leased	19,584	1,632
MTW Housing Choice Vouchers (HCV) Utilized	243,576	20,298
Local, Non-Traditional: Tenant-Based <sup>^</sup>	3,540	295
Local, Non-Traditional: Property-Based <sup>^</sup>	31,368	2,614
Local, Non-Traditional: Homeownership <sup>^</sup>	23,496	1,958
<b>Planned Total Households Served:</b>	<b>321,564</b>	<b>26,797</b>

\* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

\*\* "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year.

<sup>^</sup> In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED*
<b>Tenant-Based</b>	Developing Alternative and Supportive Housing Resources/SH.2005.09	3,540	295
<b>Property-Based</b>	Gap Financing/RE.2005.11	13,584	1,132
<b>Property-Based</b>	HomeFlex Site-Based Administration/RE.2006.02	17,784	1,482
<b>Homeownership</b>	Comprehensive Homeownership Program/RE.2007.03	23,496	1,958

\* The sum of the figures provided should match the totals provided for each local, non-traditional categories in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

Note: AH's Comprehensive Homeownership Program provides eligible, first-time homebuyers with down payment assistance (DPA) to make homeownership attainable for low-income families. AH's DPA is a subordinate lien on the property that AH records in the county public records. The loan is forgivable at maturity and AH will reconcile mature or paid off loans to record a "cancellation of lien" in the public records. This action will reduce AH's overall DPA roll and affect AH's household served numbers. AH will reflect changes in its MTW Annual Report as confirmation of reconciled maturity dates and lien releases become recorded.

**ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing**

Discussions of any anticipated issues and solutions in the MTW housing programs listed.

<b>HOUSING PROGRAM</b>	<b>DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS</b>
<b>MTW Public Housing</b>	AH will continue moratoriums on leasing activities at AH-Owned communities to “checkerboard” occupied units to complete planned rehabilitation projects. Leasing issue solutions include a deliberate approach in property management activities for AH contracted property managers as AH moves through the fiscal year. AH may also continue to deploy by-appointment, remote, and virtual strategies as solutions to leasing challenges.
<b>MTW Housing Choice Voucher</b>	AH will continue efforts to recruit and retain landlords, especially those with one- and two-bedroom units. As a solution, AH will take a deliberate and purposeful approach in voucher management activities while working with its property owner/manager partners and may continue to deploy revised payment standards and incentive strategies as solutions to leasing and inspection challenges.
<b>Local, Non-Traditional</b>	AH will continue efforts to recruit and retain property owner partners willing to provide temporary and permanent supportive housing for an at-risk segment of the population. AH’s short-term and long-term solutions include “fast-tracking,” temporary suspensions, or delayed responses to helping these families until more housing partners are recruited and/or planned development projects are closer to completion.

## C. Waiting List Information

### i. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The “Description” column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	WAS THE WAITING LIST OPENED DURING THE PLAN YEAR
MTW Housing Choice Voucher Program	Community-wide voucher WL for all populations.	23,335	Closed	No
Choice Mobility Vouchers (RAD PBV Program)	Specific voucher WL for eligible residents living at converted PH sites.	0	Partially Open	Yes
MTW Public Housing Program	Community-wide unit WL for all populations managed by a third party at the property level for 1,073 units at 7 AH-Owned sites.	1,315	Partially Open	Yes
Site-Based Administration – HomeFlex and Mixed-Communities	Community-wide unit WL for all population managed by property owners at the property level for 2,879 units at 38 sites.	13,003	Open	Yes
Site-Based Administration – HomeFlex and Mixed-Communities	Community-wide unit WL for all population managed by property owners at the property level for nearly 6,843 units at 71 sites.	33,507	Closed	No

#### Please describe any duplication of applicants across waiting lists:

AH does not discourage families from applying to multiple sites. Therefore, there may be situations in which families appear on multiple waitlists. For example, a family may appear on the MTW HCV waitlist as well as site-based waitlists managed by property owners or property management agents. AH, however, does monitor subsidy assistance to avoid and correct duplicative subsidy issuances. In the meantime, AH employs a date and time stamp process to receive applications and then administers a “lottery” that randomly selects families. AH’s local residency/employment preference ensures local families are issued an AH voucher before non-Atlanta residents or residents not employed within the City of Atlanta.

**ii. Planned Changes to Waiting List in the Plan Year**

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

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
MTW Housing Choice Voucher	AH does not plan to make any changes to the waiting list.
Choice Mobility Voucher (RAD Project-Based Vouchers)	AH does not plan to make any changes to the waiting list.
Site-Based – Assorted Properties	AH contracts property managers that maintain waiting lists at the property level. No changes are planned.

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## III. PROPOSED MTW ACTIVITIES: HUD Approval Requested

### A. Activity Description

#### i. Describe the Proposed Activity

AH introduces **AW.2023.01 - Eliminate/Reduce Interim Examinations** to limit family-initiated interims to one interim request per recertification period and prohibit interim examination requests 90 days before and 90 days after the family's effective date.

#### ii. Describe How the Proposed Activity will Achieve One of More of the Three Statutory Objectives and the Specific Impacts on the Statutory Objective(s)

AH oversees an Annual Contributions Contracts (ACCs) - Housing Choice Vouchers (HCVs) and Public Housing (PH) of almost 23,000 units in which AH conducts various eligibility examinations during the fiscal year to admit, continue, or end program participation for AH-assisted households. On average, AH conducts about 3,000 new admission examinations, more than 21,000 annual examinations, and almost 13,000 interim examinations annually<sup>21</sup>. AH conducts approximately 140 examinations each day between the three examination types<sup>22</sup>. Of the total examinations, more than one-third (35%) are interim exams.

Currently AH's policy allows assisted households to request multiple interim examinations during the recertification period. This policy increases the workload and contributes to households "gaming" the process to reduce their rent share or increase their voucher size. Because of its policy, AH staff and its housing partners spend an inordinate amount of time conducting eligibility reviews, calculations, and other administrative tasks that take time away from processing intake, portability, and end-of-program files.

By eliminating or reducing the number family-initiated interim requests and prohibiting family initiated interim requests 90 days before and 90 days after their effective date, AH reduces duplicative workloads, which increases productivity hours for AH staff and its housing partners to **achieve MTW Statutory Objective: Cost Efficiency**.

In addition, AH discontinues income interim certifications for the addition/deletion of new family members in accordance with **Notice PIH 2016-05 (HA) Attachment N: Family Income and Composition: Regular and Interim Examinations**. AH acknowledges that hardships befall all household types from time-to-time. Therefore, AH will continue to review properly submitted hardship requests on a case-by-case basis in accordance with its Hardship Policy.

#### iii. Provide the Anticipated Schedule for Implementing the Proposed Activity

AH anticipates the following implementation schedule:

- February 5, 2023 – June 30, 2023 – **Notify program participants** via public meetings (AH's Stakeholders Briefings), MTW Public Hearing, AH's social media platforms, email blasts, new resident screenings and orientation, annual examinations, and any other opportunities of contact.
- July 1, 2023 – **Implement AW.2023.01 – Eliminate/Reduce Interim Examinations**; inform new admissions of interim request cap and provide interim reminder to existing program participants at the time of request or during their annual recertification exam.

<sup>21</sup> Period: FY 2018 – FY 2022 (July 1, 2017 – June 30, 2022). Recertification examinations ensure continued eligibility of household.

<sup>22</sup> Based on 261 workdays: July 1 through June 30 each fiscal year. Excludes other examination types such as ports, EOPs, etc.

## B. Activity Metrics Information

### i. Provide the Metrics from the “Standard HUD Metrics” Section that are Applicable to the Proposed Activity

The following “Standard HUD Metrics” are applicable to this activity:

- Cost Efficiency #2: Staff Time Savings

### ii. Give the Baseline Performance Level for each Metric (a numeric value) Prior to Implementation of the Proposed Activity

<i>CE #2: Staff Time Savings - Eliminate/Reduce Interim Examinations</i>				
Unit of Measurement	Baseline	Benchmark	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).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task <b>prior to implementation</b> of the activity.	Expected total amount of staff time dedicated to the task <b>after implementation</b> of the activity.	Actual total amount of staff time dedicated to the task <b>after implementation</b> of the activity.	N/A
	25,436	22,892	TBD	
	Hours of Staff Time	Hours of Staff Time	Hours of Staff Time	

### iii. Give the Annual Benchmark for each Metric (a numeric value)

<i>Annual Benchmark - Elimination of Interim Certifications</i>						
Standard Metric	Baseline	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Total time to complete the task in staff hours (decrease).	25,436 hours	22,892 hours	20,603 hours	18,543 hours	16,688 hours	15,019 hours

### iv. If Applicable, Give the Overall and/or Long-Term Benchmark(s) for each Metric (a numeric value)

N/A

### v. Give the Data Source from which the Metric Data will be Compiled

AH will compile activity metric data from proprietary software, internally maintained databases, and similar data collecting sources.

## C. Cost Implications

### i. **State Whether the Proposed Activity will Result in any Cost Implications** (positive or negative) **for the MTW PHA**

Implementation of this activity does not cause AH to increase or decrease its workforce, payroll, information security, cash management controls nor similar direct/indirect cost implications. Therefore, AH does not anticipate any cost implications (positive or negative) resulting from implementation of this activity.

### ii. **If the Proposed Activity does Result in Cost Implications, Provide an Estimate of the Amount and Discuss how the MTW PHA will Manage the Surplus or Deficit Anticipated**

N/A

## D. Need/Justification for MTW Flexibility

### i. **Cite the Authorization(s) Detailed in Attachment C and/or D of the Standard MTW Agreement** (or applicable successor section in future iterations of the MTW Agreement) **that gives the MTW PHA Flexibility to Conduct the Proposed Activity**

Pursuant to AH's Amended and Restated MTW Agreement, Legacy Attachment D, Section II, AH is authorized to restructure the annual and interim review process in AH's Section 8 project-based rental assistance housing program, AH's Section 8 tenant-based rental assistance program, any MTW-funded AH homeownership program, and AH's public housing assisted units program (conventional and AH-assisted units in mixed-income, mixed-finance communities) and provide for exceptions (e.g., occupancy requirements or hardship) in order to affect the number or reviews a participant receives in any calendar year.

### ii. **Explain Why the Cited Authorization(s) is needed to Engage in the Proposed Activity**

AH desires to reduce the administrative burden and duplicative workload associated with conducting multiple examinations during the course a review period by limiting family initiated interim requests and prohibiting such request 90 days before and after a family's effective date. Therefore, AH deploys the cited authorization to modify HUD regulation 24 CFR § 960.257 Family Income and Composition: Annual and Interim Reexaminations and 24 CFR §982.516 Family Income and Composition: Annual and Interim Examinations to affect the frequency of reviews across all assistance programs that differ from the requirements currently mandated in the US Housing Act of 1937 (1937 Act) and/or as amended or succeeded.

## E. Rent Reform/Term Limit Information (if applicable)

This activity does not alter the amount a household contributes towards their housing cost and does not change how rent/tenant share is calculated for any households participating in AH's assistance programs. Therefore, this element is not applicable to this proposed MTW Activity.

### i. **Impact Analysis**

### ii. **Hardship Case Criteria**

### iii. **Description of the Annual Reevaluation**

### iv. **Transition Period**

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## IV. APPROVED MTW ACTIVITIES: HUD Approval Previously Granted

### A. Implemented Activities

AH's MTW Activities				
Activity ID		Activity Name	Page	MTW Authorization(s) AH's Attachment D
AW	2005.01	\$125 Minimum Rent	51	Section I.O: General Conditions; setting rents and term limits
AW	2005.02	Earned Income Disregard	52	Sections I.O: General Conditions. AH may adopt and implement any reasonable policies for setting rents, subsidy levels, and term limits for rental assistance programs.
AW	2005.03	Work / Program Requirement	53	Section I.O: General Conditions Section IV: Self-Sufficiency/Supportive Services
HC	2005.04	Enhanced Inspection Standards	54	Section VII: Establishment of HCV Program
HD	2005.06	Good Neighbor Program II	54	Section IV: Self-Sufficiency/Supportive Services Section V: Single-Fund Budget with Full Flexibility
HD	2005.06	Human Development Services	55	Section IV: Self-Sufficiency/Supportive Services Section V: Single-Fund Budget with Full Flexibility
PH	2005.07	4-to-1 Elderly Admissions	56	Section III: Occupancy Policies Section IV: Self-Sufficiency/Supportive Services
SH	2005.09	Developing Alternate and Supportive Housing Resources	56	Section V: Single-Fund Budget with Full Flexibility Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
RE	2005.10	Revitalization Program	57	Section V: Single-Fund Budget with Full Flexibility Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
RE	2005.11	Gap Financing	57	Second Amendment, Section 2: Use of MTW Funds Second Amendment, Section 3: Reinstatement of "Use of MTW Funds" Implementation Protocol

<b>AH's MTW Activities</b>				
<b>Activity ID</b>		<b>Activity Name</b>	<b>Page</b>	<b>MTW Authorization(s) AH's Attachment D</b>
HC	2006.01	AH Submarket Payment Standards	58	Section VII: Establishment of HCV Program
RE	2006.02	HomeFlex Site-Based Onsite Administration	59	Section V: Single-Fund Budget with Full Flexibility Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
HC	2007.01	Re-Engineering the Housing Choice Voucher Program	60	Section V: Single-Fund Budget with Full Flexibility Section VII: Establishment of HCV Program Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
RE	2007.03	Comprehensive Homeownership Program	61	Section V: Single-Fund Budget with Full Flexibility
RE	2007.04	HomeFlex as a Strategic Tool	62	Section V: Single-Fund Budget with Full Flexibility Section VII.B: Simplification of the Process to Project-Base Section 8 Vouchers Section VII.C: Simplification of the Development and Redevelopment Process
AW	2008.01	Rent Simplification / AH Standard Deductions	63	Section I.O: General Conditions
HC	2008.02	Leasing Incentive Fee	63	Section VII: Establishment of HCV Program
PH	2008.03	Energy Performance Contracting	64	Section IX: Energy Performance Contracting

## AW.2005.01 - \$125 MINIMUM RENT

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

In response to budget constraints and identifying opportunities for program participants to contribute toward sustaining subsidized housing assistance and paying their “fair share,” AH utilized MTW Authorizations Section I.O under Attachment D of its Amended and Restated MTW Agreement to increase the minimum rent to \$125 per month.

The rent increase was effective October 1, 2004 (FY 2005) and applicable to all rental assistance programs. Exempt households, defined as all members of the household that meet the definition of elderly or disabled and have a fixed, stable income source, such as Social Security, Social Security Disability Insurance (SSDI/SSI), employment pension, Veterans Affairs Benefits, or similar fixed income source(s). Rent calculations exclude annual income identified under 24 CFR § 5.609(c), such as income by minors, lump sum additions, special military pay, temporary, non-recurring or sporadic income, and other income types. Households meeting exclusionary definitions are exempt from the application of the minimum rent and continue to pay income-based rent or 30% of their adjusted gross income.

AH’s housing policies extend to all properties under AH’s portfolio, including public housing, Mixed (mixed-finance, mixed-income), and HomeFlex rental communities achieved through public-private partnerships, managed by professional property management agents. Management agents at those sites are responsible for implementing AH housing policies at their respective properties. AH conducts periodic site visits and consultations with management representatives, as well as requests and reviews management reports for compliance while offering training opportunities with respect to property operations, compliance, and financial oversight.

### **iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

### **iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

### **v. Planned Significant Changes**

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

## AW.2005.02 – EARNED INCOME DISREGARD

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

AH introduced this activity to encourage older person households to maintain engagement in their community, increase self-sufficiency levels of program participants on fixed, stable sources of income, and improve the quality of life of its program participants. Therefore, AH utilizes MTW Authorizations Section I.G and I.O: General Conditions under Attachment D of its Amended and Restated MTW Agreement to disregard earned income from employment earned by elderly persons or disabled persons.

Incentivizing older persons whose primary source of income meets the definition of fixed, stable income to return to the workforce accomplishes the priorities of this activity. Fixed, stable income includes income from a verifiable plan such as Social Security, Social Security Disability Insurance (SSDI/SSI), employment pension, Veterans Affairs (VA) Benefits and similar fixed, stable income sources. Fixed income does not include incomes identified under 24 CFR § 5.609(c), such as income by minors, lump sum additions, special military pay, temporary, non-recurring or sporadic income, and other income types.

In instances where the Annual Fixed Income is not the primary source of income, AH, at its discretion, may establish a limit on the amount of disregarded earned income; therefore, earned income from employment not treated as disregarded income is include in the annual household income calculation for the Total Tenant Payment amount. In addition, this activity complements AH's Aging Well strategy.

### **iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

### **iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

### **v. Planned Significant Changes**

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

## **AW.2005.03 – WORK/PROGRAM REQUIREMENT**

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

AH believes that the primary paths to self-sufficiency are work and education – a perspective supported by evidence-based studies. As such, and in line with AH's goal of positioning families for success, AH designed a work/program requirement by utilizing MTW Authorizations Section I.H: General Conditions and Section IV: Self-Sufficiency/Supportive Services under Attachment D of its Amended and Restated MTW Agreement.

Under this activity, AH requires program participants to contribute towards their housing by being actively engaged in education or employment activities. Therefore, work-abled Head of Household (HoH) program participants (ages 18-61) and other adult household members are required to maintain continuous employment and minor household members must maintain fulltime enrollment in primary, secondary, or post-secondary school. Minors not meeting the school enrollment requirement must meet the full-time employment requirement as a condition of the HoH to continue receiving rental assistance. Individuals who meet the workable definition by age but are unable to meet the education or employment requirement because of a disability, must submit relevant documentation.

AH may grant rent relief for program participants for employment terminations beyond the participant's control; otherwise, participants have 60 days to comply with the requirement unless an exemption applies. AH refers non-compliant public housing and housing choice voucher households to community resources that link education, employment, training, and related services to help individuals become and remain compliant with AH's requirement.

In general terms, AH realizes that a sizable number of program participants work in the service industry – food service, hospitality, personal care, retail, and similar typed jobs. These jobs usually base staffing on algorithms that factor in prior year data and season, and the employer uses this data to plan current year schedules. Realizing this employment practice, AH aligned the required hours of employment to emulate scheduling practices of many employers by modifying its work requirement from 30 hours per week to an average of 20 hours per week. AH, will continue to monitor employment practice and compliant families and adjust the requirement over time as appropriate.

### **iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

### **iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

### **v. Planned Significant Changes**

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

## AW.2005.04 – ENHANCED INSPECTION STANDARDS

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

In response to AH's competitive service area, AH regularly reviews inspection processes and procedures to improve the delivery of affordable housing to all program participants. AH utilized MTW Authorizations Section VII: Establishment of Housing Choice Voucher Program under Attachment D of its Amended and Restated MTW Agreement to implement a more aggressive enforcement of higher standards to achieve higher health and safety standards for both housing partners and program participants to receive and maintain rental assistance.

A portion of AH's efforts focuses on considering updated materials and building codes while another portion focuses on aligning standards and timeline expectations that emulate industry best practices and, as appropriate, private rental market practices to reduce administrative burdens. These cited efforts enhance property eligibility criteria for single family, 2 to 4 unit multifamily, and commercial units (5 units or larger) while eliminating the requirement for property owners to provide gas certifications at the initial inspection.

Other enhancements include pre-contract assessments, initial inspections for property inclusion onto the rental assistance program, annual property and unit inspections, special inspections related to health and safety issues as initiated by program participants, property owners/housing partners, or community neighbors, as well as quality control inspections. AH revised the Site and Vicinity standards from a 5-door radius (front-back-left-right) to a 1-door radius (left-right-rear-or immediately adjacent to the property). This standard clearly defines unit eligibility for both property owners/housing partners and program participants, as well as increases the housing stock in AH's tight and extremely competitive affordable rental market.

### **iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

### **iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

### **v. Planned Significant Changes**

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

## HC.2005.05 – GOOD NEIGHBOR PROGRAM II

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

Because of AH's plans to create mixed-income properties that would require the relocation of existing residents to other communities, AH felt the need to design this activity to help prepare low-income families to succeed in low-poverty neighborhoods. AH utilizes MTW Authorizations Sections IV: Self-Sufficiency/Supportive Services and V: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to establish a referral-based program to educate and prepare affected participants. Program curriculum includes living outside of public housing in market rent, mixed-income, and privately owned housing communities.

Since the program's inception, the Good Neighbor Program (GNP) has evolved its curriculum to include training on the roles and responsibilities of being a good neighbor once families relocate to an amenity-rich neighborhood. The program also highlights three "real life" issues: 1) Conflict Resolution and Problem Solving, 2) Community Expectations, and 3) Placing a High Value on Lifelong Education.

Neighbors, property owners/managers, housing partners, and other community interest groups/individuals can refer AH-assisted families to GNP for training on tenant-landlord relationships, self-reliance and personal responsibility, civic responsibilities and engagement, obligations and responsibilities of assisted families and related topics in being a good neighbor. Further, GNP serves as a voluntary training program for youth and interested stakeholders. Referred families must complete this program for continued assistance and families that exceed the referral-threshold may lose their rental assistance.

**iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

**iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

**v. Planned Significant Changes**

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

**HD.2005.06 – HUMAN DEVELOPMENT SERVICES**

**i. Plan Year Approved, Implemented, Amended**

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

**ii. Description/Update**

AH continually searches for community resources to assist program participants. Along this vein, AH utilizes MTW Authorizations Sections IV: Self-Sufficiency/Supportive Services and V: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to leverage agency resources and require full participation of all AH-assisted families referred to Human Development Services (HDS).

Required participation of referred families maximizes outcomes to link self-sufficiency and supportive services programming to its program participants and since inception of this activity, AH expanded its service provider network to more than 125 organizations that address a broad spectrum of training and social services for work-able, senior, and disabled families.

Two Family Self-Sufficiency (FSS) Program Coordinators assigned to HDS assess the specific needs of the whole family in support of working-aged adults (ages 18-61) entering or returning to the workforce for the first time or after an extended period (6-months or longer) of unemployment.

**iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

**iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

**v. Planned Significant Changes**

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

## PH.2005.07 – 4-TO-1 ELDERLY ADMISSION

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

The intent of this MTW Activity is to create an optimal mix of elderly (62+), near elderly (55-61), and non-elderly, disabled families in AH-Owned communities. Therefore, AH utilizes MTW Authorizations Sections III: Occupancy Policies and IV: Self-Sufficiency/Supportive Services and V: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to create an admission preference for older applicants.

Under this MTW Activity, management agents are required to admit four elderly or near elderly applicants before the community admits one non-elderly, disabled applicant from their respective site-based waiting list to create a healthy diverse population that helps to improve the quality of life for all residents. Moreover, because of the mix, it improves the complex social issues when mixing seniors with younger residents at AH-Owned communities. This preference also creates an assortment of services and resources that are accessible to all residents, regardless of age or ability, to engage in and improve the aging process.

### **iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

### **iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

### **v. Planned Significant Changes**

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

## SH.2005.09 – DEVELOPING ALTERNATE AND SUPPORTIVE HOUSING

### **i. Plan Year Approved, Implemented, Amended**

Activity approved and implemented in FY 2005.

### **ii. Description/Update**

Originally, this activity supported AH allocating vouchers that assist supportive housing communities and worked to support new supportive housing developments for senior and disabled population groups. AH utilizes MTW Authorizations Sections V.A.2.f, Section VII.A, and Section VII.B.1-3 under Attachment D of its Amended and Restated MTW Agreement to earmark resources for alternative housing initiatives.

The intent of this activity continues to focus on targeting and assisting chronically homeless families, especially those with mental disabilities housed in AH-Owned communities that may lack the mental health supportive services on site to meet those residents' unique needs.

Although the last change in this activity merged Developing Alternative Housing Resources and Developing Supportive Housing into this current activity, the original concept and focus remains intact, which is homeless assistance programs and supportive services, non-targeted or mainstream programs. AH houses Home Again, its short-term housing assistance efforts, under this activity. AH designed Home Again to help families avoid homelessness or combat chronic or extended periods of homelessness by providing a short-term cash stipend.

### **iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

### **iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

### **v. Planned Significant Changes**

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

## RE.2005.10 – REVITALIZATION PROGRAM

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

AH introduced this activity to reposition its public housing properties into economically sustainable sites and to revitalize amenity poor communities through investment to increase access to quality amenities. Therefore, AH utilizes MTW Authorizations Sections II.A.3 becoming a catalyst for community revitalization, V.A.2.b commercial facilities consistent with the objectives, and Attachment G – Good Cause Justification and other previously identified MTW Authorizations under Attachment D of its Amended and Restated MTW Agreement to explore and enter into agreements aligned with its neighborhood revitalization or affordable housing strategies.

Since this activity's implementation, AH's primary focus has been on repositioning its public housing portfolio and adding affordable units to the housing stock. Because of this intense focus, AH did not feature the revitalization component. However, innovative revitalization ideas and plans continued to generate for future consideration in commercial business ventures that support revitalization initiatives to stabilize local neighborhoods starving for reintegration into the surrounding community. Proposed ideas and plans include offering affordable housing units, retail and commercial ventures, great recreational facilities, and high performing schools to incorporate into AH's Revitalization Program, which may include AH-ownership of retail and commercial facilities to initiate revitalization.

### **iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

### **iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

### **v. Planned Significant Changes**

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

## RE.2005.11 – GAP FINANCING

### **i. Plan Year Approved, Implemented, Amended**

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

### **ii. Description/Update**

AH introduced this activity to facilitate financial closings in development projects associated with repositioning its public housing properties, which AH presumed to include funding other financial funding vehicles. As a result, AH utilizes MTW Authorizations Sections V.A.2 and V.A.2.b for all MTW eligible activities and all other previously identified MTW Authorizations under Attachment D of its Amended and Restated MTW Agreement to explore and apply gap financing strategies consistent with AH's Real Estate Development Strategy or AH's vision, mission, or current business model.

Real estate projects are about timing and location. Without the ability to fund projects or co-invest with partners leads to delays for real estate development deals and contributes to increased costs. These actions are contradictory to spending Federal dollars effectively and efficiently and prevent AH from increasing housing choices for low-income families.

Since this activity's implementation, AH's primary focus has been on repositioning its public housing portfolio and adding affordable units to the housing stock. Because of this intense focus, AH did not feature many the various financing components beyond facilitating financial closings. However, AH intends to issue construction loans, not to exceed 5-years to development partners as both a revenue stream to AH and to expedite the development of new affordable housing opportunities. As AH continues to acquire and revitalize communities in accordance with its vision,

mission, and current business model, such activities require access to short-term funding for the innovative revitalization ideas and plans to transform amenity-deficient communities into amenity-rich communities and first choice options, where families can live, work, and play.

**iii. Planned Non-Significant Changes**

AH may contribute funds toward non-AH subsidized units intended to serve households up to 80% area median income (AMI) to increase the total number of affordable units, while decreasing AH's long-term obligations.

**iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

**v. Planned Significant Changes**

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

## **HC.2006.01 – ATLANTA HOUSING SUBMARKET PAYMENT STANDARDS**

**i. Plan Year Approved, Implemented, Amended**

Activity approved and implemented in FY 2006. Activity amended in FY 2007, FY 2016, and FY 2022.

**ii. Description/Update**

AH utilizes MTW Authorizations Sections VII.A.14 and 19 and VII.B.4.6 under Attachment D of its Amended and Restated MTW Agreement to adjust and determine Fair Market Rents (FMRs) or structure such for Housing Choice Voucher assistance or initiatives.

Originally, AH identified seven submarkets within its service jurisdiction after consulting with an independent entity to develop its own Payment Standards. Beginning in 2007, AH implemented separate payment standard schedules for each identified submarket upon the establishment of new Housing Assistance Payment (HAP) contracts during the recertification period.

In FY 2022, AH updated its submarket payment standards based on market studies that expanded the schedules to 24 submarkets from the previous update conducted in FY 2016. The new payment standards and submarket additions were not as dramatic a change as was the change in FY 2016, which expanded the payment schedules from 7 in 2007 to 23 submarkets.

By aligning its payment standards with actual single-family residential rental costs at the census tract level, AH does not skew market rents for a neighborhood by the subsidy paid. In addition, the realignment of the rents allows AH better management of its subsidy allocation, which permits AH to provide more housing opportunities in low-poverty and less impacted areas.

**iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

**iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

**v. Planned Significant Changes**

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

## RE.2006.02 – HOMEFLEX SITE-BASED ON-SITE ADMINISTRATION

### **i. Plan Year Approved, Implemented, Amended**

Activity approved in FY 2006 and implemented in FY 2007. Activity not amended since implementation.

### **ii. Description/Update**

Originally, AH introduced this activity to eliminate duplicated administrative processes, eligibility determinations, and resident screening at AH's Project-Based Rental Assistance (rebranded as "HomeFlex") communities. By utilizing MTW Authorizations Sections V: Single-Fund Budget with Full Flexibility, VII.A: AH is Authorized to Create its own Housing Choice Voucher Program, VII.B: Simplification of the Process to Project-Base Section 8 Vouchers and VII.C: Demonstration Program on Project-Based Financing under Attachment D of its Amended and Restated MTW Agreement to streamline project-basing activities.

In addition, AH initially used this activity to launch a homeless demonstration program and a supportive housing program for persons with developmental disabilities and chronic mental illness at seven privately owned communities. By agreement, AH entered seven two-year renewable HomeFlex contracts with property owners, where the property owner engaged a third-party supportive service provider to provide ongoing supportive services for target participants for a minimum of two-years. Since then, agreement terms with private property owners have increased from two to 20 years. The owner entities and their professional management agents have full responsibility for performing all site-based administration tasks for the property, which is subject to AH inspections and reviews, and administrative and programmatic functions conducted in connection with admissions and occupancy procedures relating to HomeFlex assisted units.

The changes and updates make the HomeFlex Program more attractive to prospective housing partners and it increases the affordable housing stock and increases housing choices for the targeted population.

### **iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

### **iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

### **v. Planned Significant Changes**

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

## HC.2007.01 – RE-ENGINEERING THE HOUSING CHOICE VOUCHER PROGRAM

### **i. Plan Year Approved, Implemented, Amended**

Activity approved and implemented in FY 2007. Activity not amended since implementation.

### **ii. Description/Update**

AH introduced this activity to take advantage of cost efficiencies that effectively streamline AH's Housing Choice Voucher (HCV) Program processes. Therefore, AH utilizes MTW Authorization Section VII.A: Authorized to Create its own Housing Choice Voucher (HCV) Program under Attachment D of its Amended and Restated MTW Agreement to develop new policies and procedures in the administration of its HCV Program.

Originally, AH sought to move closer to a paperless, state-of-the-art, client-focused, self-servicing program, where the key areas focused on and continue to include Organizational Structure, Systems and Processes, Training and Capacity Building, Customer Service Delivery, and State-of-the-Art Technology. Since implementation of this activity, AH replaced paper files with electronic files and e-copied all permanent documents, created an online portal for property owners, and created a call center to improve customer service response times. Other re-engineering innovations implemented under this activity include measures designed to enhance and streamline core-business processes and related policies, procedures, and business documents.

AH reviews its core business processes and operating policies annually to keep them aligned with industry best practices and, as appropriate, to emulate them to private sector business practices. Through these reviews and alignments, AH can eliminate or reduce administrative steps that delay or elongate lease-ups, which burdens the process times while outlining family obligations for program participants. In FY 2016, AH created a Landlord Advisory Group to examine processes and procedures with the goal of ensuring that privately owned housing options remain available and affordable to low-income families.

### **iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

### **iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

### **v. Planned Significant Changes**

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

## RE.2007.03 – COMPREHENSIVE HOMEOWNERSHIP PROGRAM

### **i. Plan Year Approved, Implemented, Amended**

Activity approved and implemented in FY 2007. Activity not amended since implementation.

### **ii. Description/Update**

AH introduced this activity through utilization of MTW Authorization Section V.A: Single-Fund Budget with Full Flexibility under Attachment D of its Amended and Restated MTW Agreement to establish a Down Payment Assistance (DPA) Program to increase homeownership opportunities for low to moderate-income families. The activity also promotes homeownership opportunities in healthy, mixed-income communities through the provision of subordinated mortgage loans to qualified households that earn up to 80 percent of the area median income (AMI), are first-time homebuyers and purchase within the City of Atlanta. The subordinated mortgage loans are a one-time assistance product for a 10-year period, and forgivable at 20% annually (in years 6 through 10) AH may assist households greater than 80 percent of AMI, up to 115 percent of AMI by utilizing non-MTW funding sources. In these cases, assisting households greater than 80 percent AMI, AH will review various factors, such as HA priorities, household composition, and the availability of non-MTW funds before approving assistance for families greater than 80 percent of the AMI.

Originally, AH sponsored a conventional Housing Choice Voucher (HCV) Homeownership Program (circa 2002 – 2009) that provided mortgage payment assistance to qualified, AH-assisted program participants purchasing a home under the terms of the HCV Homeownership Program. Primarily because AH was unable to get solid lender participation in this program, AH suspended its HCV Homeownership Program. During the active period of AH's HCV Homeownership Program, AH assisted 88 voucher participants in becoming homeowners and continues to support the last families (14) matriculating through the HCV Homeownership Program under the original terms.

As developed, AH's DPA Homeownership Program assists more families. The program works with HUD-approved Home Buyer Education Counseling Providers to prepare low to moderate-income families in becoming successful and sustainable homeowners, maximizes the number of families AH can help by limiting the assistance to a one-time dollar amount that can combine with other down payment assistance programs. The latter feature really helps families defray the initial and overall costs of homeownership.

Under this activity, the DPA maximum eligible sales price is \$335,000, which aligns with the actual number of homes available to purchase in the city up to the higher price point (formerly \$275,000). AH continues to refer all prospective homebuyers to its DPA Program developed under this MTW Activity.

### **iii. Planned Non-Significant Changes**

AH will review DPA awards for maturity, payoff, and other statuses to file "cancelation of liens."

### **iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

### **v. Planned Significant Changes**

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

## RE.2007.04 – HOMEFLEX AS A STRATEGIC TOOL

### **i. Plan Year Approved, Implemented, Amended**

Activity approved and implemented in FY 2007. Activity not amended since implementation.

### **ii. Description/Update**

Several years ago, AH innovatively reserved a portion of its Housing Choice Voucher funds to project based them at properties that might otherwise not provide affordable units. Doing so has increased housing choices for low-income families. AH's program Project-Based Rental Assistance (PBRA) was an original concept and rebranded as HomeFlex in the last 5 years.

Nonetheless, AH utilizes MTW Authorizations Section V.A: Single-Fund Budget with Full Flexibility, Section VII.B: Simplification of the Process to Project-Base Section 8 assistance, Section VII.C: Demonstration Program on Project-Based Financing under Attachment D of its Amended and Restated MTW Agreement to design its HomeFlex Program through competitive and non-competitive processes.

Project-basing assistance at AH-Owned or privately owned properties continues to be an innovative idea that pays substantial dividends to AH, the property owner, and eligible families. Under the premise, AH provides a subsidy for the rental unit on behalf of the eligible family and property owners and accepts the subsidy payment for the unit pursuant to the HomeFlex Agreement. Further, the assistance remains with the project or unit for the next eligible family to use.

Through this activity, the project-basing theme remains intact, and AH can project base rental assistance at communities owned directly or indirectly by AH with or without competition. Therefore, AH may project base up to 100% assistance at communities owned by AH, which exceeds HUD project caps of 25% and 50% in the case of RAD and program cap limits, percent increase, project cap limits, and similar limitations outlined under the Housing Opportunities through Modernization Act (HOTMA). Further AH may exercise two options under HOTMA to bring units under HAP contract more quickly. These options include utilization of the non-life-threatening (NLT) provision and the Alternative Inspection provision. The NLT provision permits AH to approve tenancy of a unit when a unit fails HQS provided the unit only has NLT deficiencies. The Alternative Inspection provision allows AH to approve tenancy of a unit when a property, prior to HQS inspection, has passed an inspection in the past 24 months.

In addition, this activity permits AH to solicit private developers and owners interested in reserving a percentage of their multifamily rental units for eligible low-income families and accepting project-based assistance (subsidy) monthly in return and permits AH to receive and approve solicited and unsolicited proposals from developers and owners of multifamily rental properties outside of AH's service jurisdiction. Such examples AH may include negotiating intergovernmental agreements with PHAs, local government entities, or non-profit/for-profit organizations interested in reserving a percentage of their multifamily rental units in the Atlanta Metropolitan Statistical Area for eligible, low-income families.

### **iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

### **iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

### **v. Planned Significant Changes**

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

## AW.2008.01 – RENT SIMPLIFICATION / AH STANDARD DEDUCTIONS

### i. Plan Year Approved, Implemented, Amended

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

### ii. Description/Update

AH streamlines the rental calculation operations and increases calculation accuracy by utilizing MTW Authorizations Section I.G and I.H: General Conditions under Attachment D of its Amended and Restated MTW Agreement to simplify the rent calculation and standardized deductions for all rental assistance programs.

Originally, AH employed HUD standard deductions for dependent households, elderly, and disabled households. Through this activity, AH changes the deduction amount used to adjust household income in the rent calculation formula. The table below illustrates deduction changes at both HUD and AH levels:

Deduction Category	HUD Standard Deduction	AH Standard Deduction
Dependents	\$480	\$750
Elderly and/or Disabled	\$400	\$1,000

AH submits that its standard deduction amounts add value to the integrity, because they provide an equitable approach for all assisted families and reduces the ‘interrogation-like’ verification of unreimbursed out-of-pocket expenses. The standard deduction amounts also improve productivity because it eliminates the burden of “chasing” receipts and potentially performing multiple calculations once eligible households produce out-of-pocket expenses. Finally, the standard deductions improve the accuracy of the rental calculation process.

### iii. Planned Non-Significant Changes

AH does not plan any non-significant changes to this activity during the plan year.

### iv. Planned Changes to Metrics/Data Collection

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

### v. Planned Significant Changes

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

## AW.2008.02 – LEASING INCENTIVE FEES

### i. Plan Year Approved, Implemented, Amended

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

### ii. Description/Update

Living within AH’s service area is an expensive proposition, even for those households with incomes 20 percent above the Area Median Income (AMI)<sup>23</sup>. With this knowledge and understanding that AH was planning long-term revitalization of its housing stock, AH sought to recruit property owners through incentives to lease their units to families affected by relocation efforts because of HUD-approved demolition of AH-Owned communities.

Since implementation, this activity has evolved to create a faster program move process. AH utilizes MTW Authorizations Section VII.A: Authorized to Create its Own HCV Program under Attachment D of its Amended and Restated MTW Agreement to provide leasing incentive fees (LIFs). In FY 2016, AH provided incentives for both prospective program participants and property owners to work together to find units and submit the Request for Tenancy (RTA) within 30 days of voucher issuance.

<sup>23</sup> Set by HUD annually.

The Leasing Incentive Fees serve to remove or reduce obstacles and barriers preventing low-income families from leasing quality housing in areas of opportunity. Overall, LIFs defray the cost of application fees, security deposits, and similar out-of-pocket expenses not readily accessible to voucher-holding families, especially first-time renters. Further, LIFs help to attract property owners with units in areas of opportunity, which increases both the affordable housing stock and number of housing partners accepting vouchers. Finally, AH offers LIFs to property owners with single-family homes to help increase the housing choices for voucher-holding families. Single-family property owners receive a New Contract Incentive or one-time unit incentive payment each time the single-family unit passes HQS Inspections on the initial visit and then subsequently leases that unit to a voucher-holding family under a new HAP Contract.

**iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

**iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

**v. Planned Significant Changes**

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

## **PH.2008.03 – ENERGY PERFORMANCE CONTRACTING**

**i. Plan Year Approved, Implemented, Amended**

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

**ii. Description/Update**

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

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

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

**iii. Planned Non-Significant Changes**

AH does not plan any non-significant changes to this activity during the plan year.

**iv. Planned Changes to Metrics/Data Collection**

AH does not plan any changes to Metrics/Data Collection to this activity during the plan year.

**v. Planned Significant Changes**

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

## B. Not Yet Implemented Activities

### **i. Brief Description of the Approved MTW Activity, Proposed in an Annual MTW Plan, Approved by HUD, and Not Yet Implemented**

AH proposed **SH.2022.01 – Choice Neighborhoods Down Payment Assistance Program** specifically for low-income families choosing to own a home within the transforming former University Homes public housing site (renamed Scholars Landing). AH is utilizing a \$30 million Choice Neighborhoods Implementation Grant to revitalize the University Choice Neighborhood (UCN) comprised of the Ashview Heights, Atlanta University Center, and Vine City neighborhoods. AH has started the five-phase revitalization plan for Scholars Landing. The first four phases of the plan include scores of rental units, while the fifth and final phase of the plan includes a homeownership component that will include a combination of townhomes, flats, and/or condominiums.

### **ii. Provide an Update on the Implementation Plan for the MTW Activity**

AH has taken steps in designing its Choice Neighborhoods Down Payment Assistance Program while construction continues in the UCN on final rental units and begins on homeownership units. Pandemic economics has affected all facets of the construction process causing a slowdown in the various construction stages.

### **iii. Provide an Explanation of any Non-Significant Changes or Modifications to the MTW Activity**

N/A

## C. Activities On Hold

### **i. Describe the Approved MTW Activity that was Approved, Implemented, and MTW PHA Stopped Implementing (but has plans to reactivate in the future)**

N/A

### **ii. Provide an Update on the Plan for Reactivating the MTW Activity**

N/A

### **iii. Provide an Explanation of any Non-Significant Changes or Modifications to the MTW Activity since it was Approved by HUD**

N/A

## D. Closed Out Activities

### **i. List the Closed out MTW Activities. Specify Plan Year(s) in which the MTW Activity was Approved, Implemented (as applicable), and Closed out**

Activities listed on close-out table (please see page 66).

### **ii. Explanation of why the MTW Activity was Closed out**

Explanation details listed on close-out table (please see page 66).

MTW Activity		Fiscal Year			Close Out Reason
Number	Name	Approved	Implemented	Closeout	
N/A	American Recovery and Reinvestment Act ( <b>ARRA</b> ) of 2009	N/A	2009 <sup>24</sup>	2012	AH did not need an MTW waiver to conduct this activity.
N/A	Voluntary Compliance Agreement ( <b>VCA</b> )	N/A	2009 <sup>25</sup>	2011	AH did not need an MTW waiver to conduct this activity.
PH. 2003.01	Affordable Fixed Rent / Affordable Flat Rent	2003	N/A	2017	AH combined this activity with PH.2017.01 – Elimination of Flat Rent.
SH. 2005.08	Independent Living Demonstration	2005	2005	2020	AH has not been able to move forward with this activity because of various local and state requirements. In addition, it is unclear if an MTW waiver(s) is required.
RE. 2005.09	Reformulating Subsidy Arrangement in AH-Sponsored Mixed-Use Communities, including Centennial Place and AH's Affordable Communities	2005	2005	2023	AH elected to close out this activity because of HUD's introduction of the Rental Assistance Demonstration (RAD) Program.
HD. 2005.14	Individual Development Accounts ( <b>IDAs</b> )	2005	N/A	2019	AH elected not to implement this MTW Activity.
HC. 2006.03	Housing Choice Inspection Fees	2006	N/A	2019	AH determined that this activity requires more research. AH may propose this activity later.
HD. 2006.04	Standards for Residency in Single-Family Homes	2006	N/A	2008	AH did not need an MTW waiver to conduct this activity.
HC. 2006.05	Port Administration Re-engineering	2006	N/A	2019	Activity not supported under MTW Authorizations.
HC. 2007.02	Rent Reasonableness	2007	2007	2023	AH did not need an MTW waiver to conduct this activity. This policy is an MTW requirement.
HD. 2007.05	Housing Choice Family Self-Sufficiency ( <b>FSS</b> ) Program Re-engineering	2007	N/A	2008	AH combined this activity with RE.2007.03 – Comprehensive Homeownership Program.
RE. 2007.06	Quality of Life Initiative ( <b>QLI</b> )	2007	2007	2010	AH did not need an MTW waiver to conduct this activity.

<sup>24</sup> AH's estimated implementation year of Federal grant award.

<sup>25</sup> AH made enhancements and improvements to facilities, programs, policies, and procedures in response to accessibility requirements.

MTW Activity		Fiscal Year			Close Out Reason
Number	Name	Approved	Implemented	Closeout	
PH. 2007.07	Utility Allowance Waiver	2007	2007	2010	AH elected to close out this activity based on AH analysis (admin costs outweighed estimated revenue).
SH. 2008.04	John O. Chiles Annex Supportive Housing Pilot	2008	2008	2014	AH did not need an MTW waiver to conduct this activity.
HD. 2008.05	Pre-Relocation Client Education (part of QLI)	2008	2008	2010	AH did not need an MTW waiver to conduct this activity.
AW. 2010.01	Business Transformation Initiative (ERP solution)	2010	2010	2016	AH did not need an MTW waiver to conduct this activity.
AW. 2011.01	Non-Elderly Disabled Income Disregard	2011	2011	2020	AH combines this activity with AW.2005.02 – Elderly Income Disregard and may be able to close both activities in accordance with Notice PIH 2016-05 (HA) – Streamlining Admin. Regs for Programs Administered by PHAs.
AW. 2011.02	HCV Program Housing Assistance Payment Abatement Policy	2011	2011	2022	AH did not need an MTW waiver to conduct this activity.
AW. 2011.03	Aging Well Program	2011	2011	2022	AH did not need an MTW waiver to conduct this activity.
RE 2012.01	Single Family Home Rental Demonstration	2012	2012	2021	AH met its obligation to deliver 26 homes under this format. Until homebuyers completed home purchase, AH will manage a long-term ground lease.
HC. 2012.02	Comprehensive Graduation Program	2012	N/A	2019	AH determined that this activity requires more research. AH may propose this activity later.
SH 2013.01	Veterans Supportive Housing	2013	2013	2022	AH no longer needs an MTW waiver to conduct this activity.
HD. 2013.02	Endowment Fund for Human Development Services	2013	N/A	2019	AH determined that this activity requires more research. AH may propose this activity later.
PH 2017.01	Elimination of Flat Rent	2017	2017	2020	AH has converted all the Flat Rent paying families to income-based rent. AH only offers the income-based rent option for current and future program participants.

MTW Activity		Fiscal Year			Close Out Reason
Number	Name	Approved	Implemented	Closeout	
SH 2017.01	Next Step Youth Self-Sufficiency Program	2017	N/A	2021	AH never implemented this activity because the activity relied on receiving Foster Youth referrals aging out of foster care from the State of GA. Although an MOU was in place, AH did not receive any referrals from the state to date and AH reallocated those vouchers to create other homelessness prevention programs.

## V. PLANNED APPLICATION OF MTW FUNDS

### A. Planned Application of MTW Funds

#### i. Estimated Sources of MTW Funds

The MTW PHA shall provide the estimated sources and amount of MTW funding by Financial Data Schedule (FDS) line item.

**Note:** the information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule (FDS)

FDS LINE-ITEM NUMBER	FDS LINE-ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	\$3,459,647
70600	HUD PHA Operating Grants	\$336,051,128
70610	Capital Grants	\$17,552,969
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$2,268,622
71100+72000	Interest Income	\$1,984,628
71600	Gain or Loss on Sale of Capital Assets	\$124,388
71200+71300+71310+71400+71500	Other Income	\$870,764
<b>70000</b>	<b>Total Revenue</b>	<b>\$362,312,147</b>

#### ii. Estimated Application of MTW Funds

The MTW PHA shall provide the estimated application of MTW funding in the plan year by Financial Data Schedule (FDS) line item. Only amounts estimated to be spent during the plan year should be identified here; unspent funds that the MTW PHA is not planning on expending during the plan year **should not be** included in this section.

**Note:** the information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule (FDS)

FDS LINE-ITEM NUMBER	FDS LINE-ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$61,946,772
91300+91310+92000	Management Fee Expense	\$635,100
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$4,377,597
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$2,246,447
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$6,011,415
95000 (95100+95200+95300+95500)	Total Protective Services	\$1,866,879
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$2,332,174
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$10,557,579
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	\$157,991
97100+97200	Total Extraordinary Maintenance	\$17,495,443
97300+97350	HAP + HAP Portability-In	\$200,484,498
97400	Depreciation Expense	\$3,052,053
97500+97600+97700+97800	All Other Expense	\$51,148,200
<b>90000</b>	<b>Total Expenses</b>	<b>\$362,312,147</b>

**Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:**

N/A

**iii. Description of Planned Use of MTW Single Fund Flexibility**

The MTW PHA shall provide a thorough narrative of planned activities that use only the MTW single fund flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (III) or Section (IV) of the Annual MTW Plan. The MTW PHA shall also provide a thorough description of how it plans to use MTW single fund flexibility to direct funding towards specific housing and/or service programs in a way that responds to local needs (that is, at a higher or lower level than would be possible without MTW single fund flexibility).

<b>PLANNED APPLICATION OF MTW FUNDING FLEXIBILITY</b>
<p>AH will spend its MTW Funds, defined as its Public Housing Operating Subsidy, Housing Choice Voucher funds, and certain capital funds combined into a single fund pursuant to the authority outlined in AH's MTW Agreement, on MTW eligible activities.</p> <p>AH does not identify a singular activity nor multiple activities in which AH utilizes the MTW Single Fund Flexibility that do not require MTW Authorization(s) under Attachment C or D of AH's Standard and Restated MTW Agreement. Rather, unless non-MTW funds are specifically used, AH considers all activities involved in providing affordable housing to residents of Atlanta as utilizing MTW Single Fund Flexibility, as AH does not focus on specific programmatic requirements, but makes business decisions based on sound business intelligence and analysis.</p> <p>AH continues to direct funding towards specific housing and service delivery programs that respond to local needs or as set forth in AH's business plan and which AH determines the best use of funds for the purposes of fulfilling its mission to deliver innovative, affordable housing.</p>

**iv. Planned Application of PHA Unspent Operating Fund and HCV Funding**

Original Funding Source	Beginning of FY: Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP*	\$0	\$0
HCV Admin Fee	\$0	\$0
PH Operating Subsidy	\$0	\$0
<b>TOTAL:</b>	<b>\$0</b>	<b>\$0</b>

**Description of Planned Expenditures of Unspent Operating Fund and HCV Funding**

The MTW PHA shall provide a description of planned activities and/or use(s) for unexpended Operating Fund and HCV Funding. The original funding source is defined as the legacy MTW PHA's appropriated Section 8 and Section 9 funding source(s) (HCV HAP, HCV Admin Fee, and PH Operating Subsidy). The MTW agency receives this information in their Annual Renewal Allocation, which provides a breakdown of the annual obligations for HCV HAP. For HCV Admin Fee, the biannual cash management reconciliation includes the HCV Admin Fee that has been earned at two points during the year; midyear at June 30<sup>th</sup> and end-of-year at December 31<sup>st</sup>. For the public housing operating fund unspent balance, the MTW PHA may derive their unspent funds by subtracting current assets from current liabilities in the most recent FDS submission. Current assets are the sums of FDS lines 111, 114, 115, 120, 131, 135, 142, 144, and 145. Current liabilities are the sums of FDS line 310 and 343. Table XX below represents the applicable FDS lines with definitions that MTW PHA(s) should utilize to calculate public housing operating fund unspent funds. More information on FDS line-items can be found at: [https://www.hud.gov/sites/dfiles/PIH/documents/FDSLLineDefinitionGuide\\_vJuly2020.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/FDSLLineDefinitionGuide_vJuly2020.pdf)

Table XX: FDS Line Items Used to Calculate Public Housing Operating Fund Unspent Funds

FDS Line Number	FDS Line Item	Definition
<b>Current Assets</b>		
111	Cash-Unrestricted	This FDS line represents cash and cash equivalents in any form available for use to support any activity of the program or project.
114	Cash-Tenant Security Deposits	This FDS line represents cash in the Security Deposit Fund.
115	Cash-Restricted for Payment of Current Liabilities	This line represents restricted cash and cash equivalents that are only to be expended for specified purposes.
120	Total Receivables	This line represents the total of all receivables less the amounts established as allowances for estimated uncollectible amounts.
131	Investments-Unrestricted	This line represents the fair market value of all investments which can be used to support any activity of a program, project, activity, COCC, or entities.
135	Investments-Restricted for Payment of Current Liability	This line represents the fair market value of all investments designated for specific purposes that will be used to liquidate a current liability in the next fiscal year or offset unearned revenue.
142	Prepaid Expenses and Other Assets	This line represents all prepaid expenses. These are not expected to be converted.
144	Inter-program-Due From	This line represents amounts due from other PHA projects, programs, and activities of a temporary nature.
145	Assets Held for Sale	This line item represents assets that the entity expects to sell to qualified applicants. This line item is typically used as part of the homeownership program.
<b>Current Liabilities</b>		
310	Total Current Liabilities	This FDS line is the sum of lines 311 through 348 and represents the total of all current liabilities.
343	Current Portion of Long-Term Debt (Capital Projects/Bonds)	This line includes the current portion of debts acquired and debts issued for capital purposes of the PHA/entity.

For HCV funding, the biannual cash management reconciliation for HUD-held reserves includes both HCV and SPV reserves. MTW PHA(s)' accounting records should include sufficient detail to report on the amount that are HCV versus SPV reserves. Where possible, please identify the planned use, the estimated amount, to which funding source the planned use(s) is attributable, as well as the projected timeline or timeline update.

**Note:** the information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule.

Regardless of the balance identified as Unspent Operating Fund and HCV Funding, AH spends all the funds disbursed by HUD for Operating Fund within 30 days of receipt; and spends all HCV funds within 30 days of disbursement. Due to HUD's Cash Management program, HUD only provides HCV funds equal to prior month HAP spending each month. AH then requests additional cash from HUD to cover prior month MTW-authorized operations and activities and additional cash to support no more than the remaining month of estimated operations and activities.

\* Unspent HAP funding should not include amounts recognized as Special Purpose Vouchers reserves.

\*\* HUD's approval of the MTW Plan does not extend to a PHA's planned usage of unspent funds amount entered as an agency's operating reserve. Such recording is to ensure agencies are actively monitoring unspent funding levels and usage(s) to ensure successful outcomes as per the short- and long-term goals detailed in the Plan.

## B. Local Asset Management Plan

- i. Is the MTW PHA allocating costs within statute?
- ii. Is the MTW PHA implementing a local asset management plan (LAMP)?
- iii. Has the MTW PHA provided a LAMP in the appendix?
- iv. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.
- 

## C. Rental Assistance Demonstration (RAD) Participation

### i. Description of RAD Participation

The MTW PHA shall provide a brief description of its participation in RAD. This description must include the proposed and/or planned number of units to be converted under RAD, under which component the conversion(s) will occur, and approximate timing of major milestones. The MTW PHA should also give the planned/actual submission dates of all RAD Significant Amendments. Dates of any approved RAD Significant Amendments should also be provided.

#### RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

AH received a portfolio award to convert 3,741 PH units to long-term Section 8 assistance under the RAD Program. AH elected to convert its PH units to PBV assisted units. AH submitted a RAD Significant Amendment to HUD that HUD approved on November 15, 2016. AH has converted 1,742 units and plans to convert 315 units during FY 2024. AH received multiple Commitment to Enter into Housing Assistance Payments (CHAPs) in 2018, and various new CHAPs in FY 2022. AH is working to convert its remaining approved public housing portfolio of units by FY 2027.

- ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.
- iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?
-

## VI. ADMINISTRATIVE

### A. Board Resolution and Certifications of Compliance

Please **see page 77 of Appendix A** to review the Board Resolution and Certifications of Compliance.

### B. Documentation of Public Process

**AH's FY 2024 MTW Annual Plan is available** for public review and comment on its website and through AH's social media platforms from **February 5 through March 7**. In addition, AH holds a series of public meetings and a public hearing during this time to receive comments on planned activities. Further, AH permits public discussion of agenda items prior to their adoption. Please **see page 91 of Appendix B** to review AH's public process.

### C. Planned and Ongoing Evaluations

There is no AH directed, nor HUD required evaluations included in this Plan. AH may conduct internal evaluations on its MTW Demonstration Program, MTW Activities, or other areas of performance, which AH will include in its Annual MTW Report as applicable and appropriate.

### D. Lobbying Disclosure

AH does not engage in lobbying activities. Therefore, AH only includes the Certification of Payments form (HUD-50071). Please **see page 113 of Appendix D** to review applicable document.

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## **Appendix A: HUD Form 50900 Attachments**

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Board Secretary Certificate  
Board Resolution  
Certifications of Compliance

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SECRETARY'S CERTIFICATE

I, **EUGENE E. JONES, JR.**, 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 2024 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 March 22, 2023 (the "Meeting").
4. The following Board members were present for the Meeting:

Larry Stewart, Chair  
Sarah Kirsch  
Rosalind Elliott  
Tené Traylor

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 22<sup>nd</sup> day of March, 2023.

SEAL



**EUGENE E. JONES, JR.**,  
Secretary

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**RESOLUTION NO. 23-12**

**THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA SEEKS  
AUTHORIZATION TO SUBMIT ITS FISCAL YEAR 2024 MOVING TO WORK  
ANNUAL PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**

**WHEREAS**, The Housing Authority of the City of Atlanta, Georgia (“AH”) executed its Amended and Restated Moving To Work (“MTW”) Agreement, effective as of November 13, 2008, as extended by Congress to June 30, 2028 under the same terms and conditions and confirmed by the United States Department of Housing and Urban Development (“HUD”) on April 14, 2016, and as further amended by First, Second, Third, and Fourth Amendments to the Moving to Work Agreement, effective as of December 1, 2020 (collectively “MTW Agreement”);

**WHEREAS**, the MTW Agreement is effective through June 30, 2028, unless further extended;

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

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

**WHEREAS**, AH has prepared its Fiscal Year (“FY”) 2024 MTW Annual Plan (also referred to herein as the “FY 2024 MTW Annual Plan”);

**WHEREAS**, the FY 2024 MTW Annual Plan identifies AH’s priorities, projects, activities and initiatives for AH’s FY 2024 and any policy changes to be implemented during FY 2024;

**WHEREAS**, AH’s FY 2024 MTW Annual Plan is the product of a comprehensive planning process in which AH’s Senior Management consulted with AH’s Board of Commissioners, resident association leaders, public housing-assisted residents, Housing Choice participants and landlords, AH employees, Atlanta Legal Aid, Georgia Law Center for the Homeless, AH’s private sector development partners, members of the AH Service Provider Network, local political and government officials, various city and state agencies, other stakeholders and members of the public;

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

**WHEREAS**, the consultation process included a properly advertised and noticed public hearing held on March 2, 2023;

**WHEREAS**, during FY 2024, AH will continue to advance its real estate initiatives to create or preserve more housing opportunities, to advance its human development and self-sufficiency initiatives, and to streamline its service delivery approach and financial protocols;

**WHEREAS**, AII's Senior Management consulted with the AH Board of Commissioners to solicit their input, guidance and direction regarding the proposed projects, activities, initiatives and policy changes that will be implemented during FY 2024, as described in Exhibit 23-12-A; and

**WHEREAS**, Senior Management of AH recommends that the Board of Commissioners: (i) approve AH's FY 2024 MTW Annual Plan; (ii) authorize the submission of AH's FY 2024 MTW Annual Plan to HUD; (iii) authorize the Chair of the Board of Commissioners and AH's President and Chief Executive Officer/Secretary to execute the HUD Certifications of Compliance, attached as Exhibit 23-12-B; (iv) approve the implementation of the projects, activities, initiatives and any policy changes set forth in the FY 2024 MTW Annual Plan; and (v) approve the adoption and implementation of the Amended and Restated Statement of Corporate Policies;

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

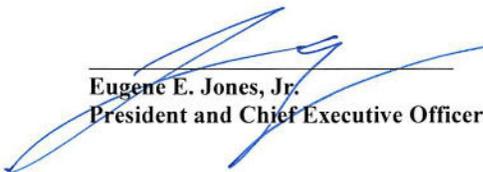
1. Atlanta Housing's Fiscal Year ("FY") 2024 Moving to Work Annual Plan (the "FY 2024 MTW Annual Plan"), including the projects, activities, initiatives, and any policy changes that will be implemented during FY 2024 as described in Exhibit 23-12-A, is hereby approved.
2. Each of the Chair of the Board of Commissioners and the President and Chief Executive Officer/Secretary, as required, is hereby authorized to execute Exhibit 23-12-B and any other required documents, certifications or United States Department of Housing and Urban Development ("HUD") forms related to the approval and filing of AII's FY 2024 MTW Annual Plan.
3. The President and Chief Executive Officer is authorized to submit AH's FY 2024 MTW Annual Plan and such other required documents, certifications, or forms to HUD with such changes, additions, corrections or amendments as he shall deem necessary or appropriate or as may be required by HUD.
4. The President and Chief Executive Officer and any person or persons designated and authorized to so act by the President and Chief Executive Officer are hereby authorized to implement the projects, activities, initiatives and any policy changes set forth in the FY 2024 MTW Annual Plan.

[Signatures on the Following Page]

ADOPTED, by the Board of Commissioners of The Housing Authority of the City of Atlanta, Georgia and signed in authentication of its passage, 22<sup>nd</sup> day of March 2023.

ATTEST:

APPROVAL:

  
\_\_\_\_\_  
**Eugene E. Jones, Jr.**  
President and Chief Executive Officer

  
\_\_\_\_\_  
**Larry E. Stewart**  
Chair

APPROVAL FOR FORM AND LEGAL SUFFICIENCY:

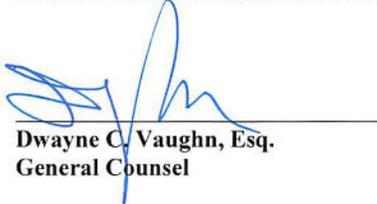
  
\_\_\_\_\_  
**Dwayne C. Vaughn, Esq.**  
General Counsel

Exhibit 23-12-A – Page 1  
FY 2024 MTW ANNUAL PLAN PRESENTATION



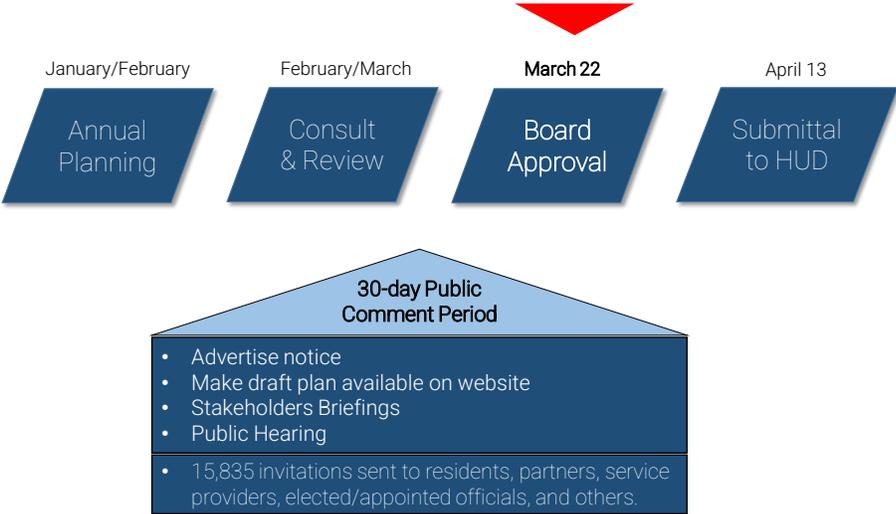
**STRATEGIC GOALS** FY 2023-2027 

- GOAL 1: Create or Preserve 10,000 Housing Units 
- GOAL 2: Enhance Housing Assistance Resources for Atlantans in Need 
- GOAL 3: Create Opportunities for Individuals, Families, and Children to Thrive 
- GOAL 4: Build or Expand Partnerships to Pool Resources and Maximize Impact for the Benefit of Families 
- GOAL 5: Communicate the Impact of Atlanta Housing's Work to Atlanta 
- GOAL 6: Strengthen Atlanta Housing Operations 

2

Exhibit 23-12-A – Page 2

# MTW PLAN PROCESS



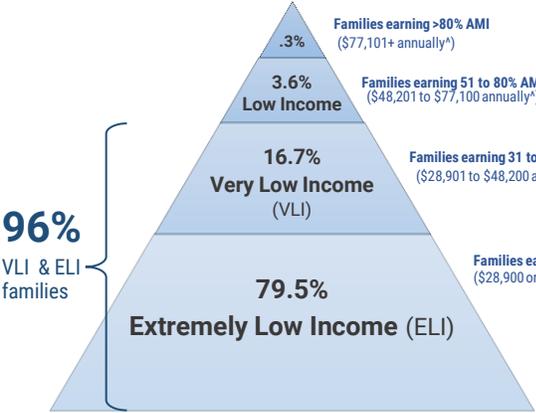
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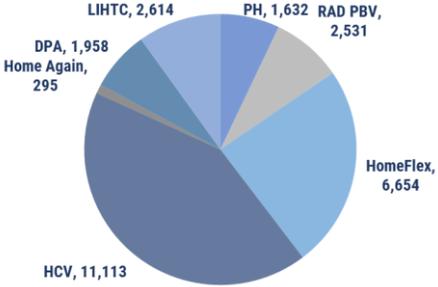
# PROJECTED FY 2024 HOUSEHOLDS SERVED



**26,797** Projected Total Households (HHs) Served in FY 2024



\*Source: HUD Income Limits approved April 2022 and based on a Family of Four.



889 Projected New Households			
<b>100</b> New HomeFlex Households	<b>250</b> New HCV Households	<b>295</b> New Home Again Households	<b>244</b> New DPA Households

4

Exhibit 23-12-A – Page 3

# CREATE & PRESERVE

## Overview of New Units



AH Plans to Create **1,095** Affordable Units in FY 2024

Rendering of Englewood Redevelopment

5

### FINANCIAL CLOSINGS

- **511** Affordable Units on AH Land
- **232** Co-Investment Units

### HOMEFLEX

- **100** New HomeFlex Units

### HOMEOWNERSHIP

- **244** DPA Awards
- **8** Affordable Townhouses at Scholar's Landing

# CREATE & PRESERVE

## Preservation Overview

In addition to creating affordable units, AH is committed to preserving affordable units in its housing assistance portfolio\*

AH plans to preserve **1,069** Affordable Units in FY 2024

- **315** affordable units projected to be preserved by converting PH units to RAD PBV\* and non-RAD PBV\* units
- **754** affordable units projected to be preserved by renewing 13 expiring HomeFlex Agreements

\*RAD PBV = Rental Assistance Demonstration Project-Based Voucher

\*AH may also participate in deals to preserve expiring affordable units or "naturally-occurring affordable" units that are not currently in its portfolio, either through acquisition, deal participation, or other means.

6



Exhibit 23-12-A – Page 4

# OTHER PLANNED ACTIVITIES

- **Implement Roosevelt Hall Use Plan**, including the design and implementation of resident programming and expending retail tenant improvement allowance.
- **Pursue Choice Neighborhoods Planning or Implementation Grants** for Bowen Homes, Thomasville Heights, or other eligible projects.
- **Reduce HCV Program Workload by 10%** through implementation and administration of new MTW Activity while advancing AH's Biennial HQS Inspection Schedule (project nearly 18,000 HQS Inspections).
- **Promote economic mobility and educational opportunities for residents**, utilizing ACCESS, AHGreen, Youth Scholarships, and other programs.

**Stabilize at-risk families by:**

- Dedicating 525** vouchers to the HAVEN CoC
- Assisting 295** families under Home Again
- Housing up to 75** families with APS Vouchers
- Advancing 550-unit PSH Commitment**  
393 units in pipeline

7

## Exhibit 23-12-B – Page 1

CERTIFICATIONS OF COMPLIANCE
<p><b>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>  <b>OFFICE OF PUBLIC AND INDIAN HOUSING</b></p> <p><b>Certifications of Compliance with Regulations:</b>  <b>Board Resolution to Accompany the Annual Moving to Work Plan</b></p>
<p>Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (07/01/2023), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:</p>
<ol style="list-style-type: none"> <li>(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.</li> <li>(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.</li> <li>(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).</li> <li>(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.</li> <li>(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.</li> <li>(6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.</li> <li>(7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.</li> <li>(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.</li> <li>(9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.</li> <li>(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.</li> <li>(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.</li> <li>(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.</li> <li>(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.</li> </ol>

Exhibit 23-12-B – Page 2

- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 200.
- (21) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and Included in its Plan.
- (22) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

The Housing Authority of the City of Atlanta	GA 006
<b>MTW PHA NAME</b>	<b>MTW PHA NUMBER/HA CODE</b>
<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).</i>	
Larry Stewart	Chair, Board of Commissioners
<b>NAME OF AUTHORIZED OFFICIAL</b>	<b>TITLE</b>
	March 22, 2023
<b>SIGNATURE</b>	<b>DATE</b>
<small>*Must be signed by either the Chairman or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.</small>	

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# Appendix B: Public Process Documentation

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## Summary Documentation

Overview of Stakeholders Briefings and Public Hearing  
Public Comments

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**DOCUMENTATION OF PUBLIC PROCESS**

AH follows the City of Atlanta’s lead regarding weather-related and emergency protocol. In response to the Coronavirus (COVID-19) pandemic, AH limited in-person meetings and public access at its corporate and satellite offices during first half of FY 2023. As an alternative, AH conducted virtual meetings. **During the second half of FY 2023, AH resumed in-person meetings** in the preparation of its FY 2024 MTW Annual Plan. Further, AH continued virtual meetings and **began offering hybrid meetings** as well.

AH’s Plan is the product of an inclusive annual planning process involving consultation with AH-assisted families across all programs, strategic partners, service providers, local community members and housing advocacy organizations, state, and local agencies, elected and appointed officials, AH staff, executive leadership, members of the public, and AH’s Board of Commissioners. Below is a summary of AH’s Stakeholders Briefings (public meetings) and public hearing held during its **public comment period: February 5, 2023 through March 7, 2023** that focused on AH’s FY 2024 MTW Annual Plan and proposed policy changes.

FY 2024 Public Comment Period Notification and Outreach				
Date	Outreach Effort	Total Outreach	Public	AH Staff
Tuesday, January 10, 2023	AH MTW Announcement: Atlanta Continuum of Care (CoC) Meeting	81	80	1
	Public Hearing Notice: CoC Newsletter Distribution	838	838	*
Friday, January 13, 2023	Public Hearing Notice: Email Blast to HomeFlex Communities & Property-Manager Developers (PMDs)	127	117	10
Friday, February 3, 2023	Public Hearing Notice: List on HCV’s Owner Portal & Announcement to Landlord Advisory Committee	5,404	5,400	4
Monday, February 6, 2023	Public Hearing Invitation to Housing Choice Voucher Families via Email Blast	9,013	9,012	1
Various Dates	Public Meeting Invitation to AH Stakeholders via Email Blast	385	384	1
<b>Total Outreach: Stakeholder Invitations and Public Hearing Notice</b>		<b>15,852</b>	<b>15,835</b>	<b>17</b>

*\*Not reported or unavailable.*

FY 2024 Stakeholders Briefings and Public Hearing Attendance				
Meeting/Hearing Date	Stakeholders Group	Total Attendance	Public	AH Staff
Tuesday, February 7, 2023	Jurisdiction Wide Council (JWC)	14	9	5
Thursday, February 9, 2023	Academia, Housing Advocates, and Legal	14	4	10
Tuesday, February 14, 2023	Choice Neighborhood Advisory, Human Development Services, and Real Estate Sub-Cabinet	10	3	7
Thursday, February 16, 2023	Business and Philanthropy	13	2	11
Thursday, February 23, 2023	Public Officials	26	8	18
<b>Thursday, March 2, 2023</b>	<b>Public Hearing</b>	<b>70</b>	<b>45</b>	<b>25</b>
<b>Total Attendance: Stakeholders Briefings and Public Hearing</b>		<b>147</b>	<b>71</b>	<b>76</b>

AH makes its 2024 MTW Annual Plan available for review on AH’s website and will send the Plan or presentation materials electronically to individuals, communities, and organizations by request. AH will hold Stakeholder Briefings (public meetings) and a public hearing in person and via the Zoom platform to accept comments on its 2024 MTW Annual Plan. In addition, AH will accept comments on its 2024 MTW Annual Plan in writing by US Mail, email, via fax, or by phone via a dedicated voice mailbox. AH will consider all comments on the 2024 MTW Annual Plan received by March 10, 2023.

AH communicates notification of The Plan, its availability and the Public Hearing via public notices posted in AH-Owned communities and buildings, on AH’s website, via electronic correspondences to AH Stakeholders, and via local and social media outlets. Additionally, to address the diversity of AH residents in AH-Owned communities; AH posted notices in Chinese, Korean, Russian, and Spanish. Public Notices announcing AH’s Public Hearing appeared in the following media publications:

<b>FY 2024 Stakeholders Briefings and Public Hearing Notifications</b>	
<b>Publication</b>	<b>Publication of Notification</b>
Fulton County Daily Report	Thursday, February 16, 2023
Mundo Hispanico Ediciones	Thursday, February 16, 2023
The Atlanta Voice	Friday, February 17, 2023
Mundo Hispanico Ediciones	Thursday, February 23, 2023
The Atlanta Voice	Friday, February 24, 2023
Atlanta Journal Constitution	Tuesday, February 28, 2023
Fulton County Daily Report	Tuesday, February 28, 2023
Atlanta Journal Constitution	Wednesday, March 1, 2023

AH's 2024 STAKEHOLDERS BRIEFINGS AND PUBLIC HEARING SESSION			
Meeting / Hearing Date	Stakeholder Group	Public Comment	AH Response / Action
Tuesday, January 10, 2023	Atlanta Continuum of Care (CoC)	No Comments; Plan Well Received	AH continues to value and appreciate the collaboration with the CoC and its membership.
Tuesday, February 7, 2023	Jurisdiction Wide Council	Who decides new builds and who decides how many units will be affordable?	The following elements factor into new build decisions: market demand or need, market conditions, and available funding. The affordable unit count is usually a formula that factors the number of market units and subsidized units needed to meet demands while making it financially sustainable for all parties involved.
		Who came up with the number of affordable units at the Civic Center?	The number of affordable units in a project is formula based and factors the number of market units and subsidized units that can cooperate in a project while providing an acceptable return on investment.
		Who came up with the pyramid for income based on a family of four?	AH staff came up with the pyramid design to display the income ranges that AH-assisted families fall within. The income-based ranges or Area Median Income (AMI) is produced by HUD. HUD updates this data at least annually.
		O'Hern House is dark and dingy, what can be done to improve the lighting and safety there?	AH can discuss the concerns expressed with the current management team to learn what actions have been taken to improve O'Hern House, including mitigating safety issues, and working with GA Power's lighting and smart services team as AH did at Cosby Spear Highrise in 2021.
		Will the 76 units at O'Hern House be new units or [are they] existing units?	The 76 units at O'Hern House are existing units that AH is subsidizing. These units are scheduled for renovation. In the meantime, AH will share concerns raised in this forum to address conditions of concern at the property.

AH's 2024 STAKEHOLDERS BRIEFINGS AND PUBLIC HEARING SESSION			
Meeting / Hearing Date	Stakeholder Group	Public Comment	AH Response / Action
Tuesday, February 7, 2023	Jurisdiction Wide Council	How do you [as an individual] research all of the programs and funding available?	There is no singular great way to share information since AH sponsors and supports several different assistance programs, but AH's advice is to secure a list of properties that receive an AH subsidy. Properties include AH-owned and mixed-income communities offering rental assistance. Properties have their own waiting list and different assistance programs: public housing, RAD PBV, or HomeFlex, so one would go to each property individually to express an interest.
		When our properties get turned into RAD, we lose our security and our votes are not considered, for example, we have dishwashers when we voted against it.	AH will share concerns raised in this forum to address these concerns and AH's future redevelopment projects.
		Windows do not open at 10 <sup>th</sup> and Juniper.	AH will share concerns raised in this forum to address window concerns and access conditions at the property.
		Communication [it seems] is not for the young people. We have young people, not disabled, living in our bldg., but there is not anything for them.	AH will share concerns raised in this forum to address communication concerns at the property.
Thursday, February 9, 2023	Academia Legal Housing Advocates	What would qualify for a hardship exemption?	Assisted family requests are evaluated on a case-by-case basis. In general, financial burdens, loss of eligibility, reasonable accommodation, and similar circumstances may arise to a hardship exemption. which AH will be considered as presented.
		Do we [Does AH have] have any units focused in Buckhead?	No. Currently there is limited availability and limited opportunities within areas making up Buckhead. Pricing is a factor as well. AH remains focused on creating units in areas that we own or pegged for revitalization.

AH's 2024 STAKEHOLDERS BRIEFINGS AND PUBLIC HEARING SESSION			
Meeting / Hearing Date	Stakeholder Group	Public Comment	AH Response / Action
Tuesday, February 14, 2023	Real Estate Sub-Cabinet, Choice Neighborhoods Advisory, and Human Development Services Advisory Committees	Can you explain HomeFlex again?	AH deployed MTW flexibility to create an MTW project-based rental assistance program known as HomeFlex. Under HomeFlex, and by agreement, private landlords accept a monthly subsidy for units to house eligible, low-income families. The agreement terms range from two to twenty years and can be renewed. The eligible family pays 30% of their income towards rent and the subsidy remains with the unit for the next eligible family.
		Are the four properties on slide #11 fairly new properties?	Of the four proposed properties, 277 Moreland, 588 Paines Avenue, Abbingdon at Ormewood, and McAuley Park, Abbingdon at Ormewood is a new construction project and the other properties are existing structures. All properties would have new HomeFlex Agreements.
		Are you seeing a lot of folks [property owners/housing partners] pulling back?	We do not see a lot of our housing partners terminating agreements or refusing to renew agreements. On average, we see about one per year that decide to exit the program. Their reasons may include tax credit expiration or desire to increase profits by increasing their market unit count.
		What are the backup plans if tenants are terminated [because property exits the HomeFlex Program]?	Whenever property owners decide to end their partnership with AH and families assisted by AH are affected, we mobilize teams to relocate those families participating in our programs.
		Is there a [true] need for the APS Program?	Unfortunately, there is a greater need for our APS Program than people may know. Ultimately, APS identifies students experiencing homelessness and refers those families to AH for rental assistance. AH issues a voucher and then monitors the impact of that voucher to learn if an issuance helps the family and improves student academic attendance and progress.

AH's 2024 STAKEHOLDERS BRIEFINGS AND PUBLIC HEARING SESSION			
Meeting / Hearing Date	Stakeholder Group	Public Comment	AH Response / Action
Thursday, February 16, 2023	Business and Philanthropy	How are you [AH] tackling the demand side of vouchers with landlords?	AH has a dedicated team to find landlords and a dedicated team to retain landlords. Also, AH reviews policy issues to assure our practices closely align with the market practices. Finally, AH has 24 submarkets that set payments at or close to market rents for those submarket areas, so landlords should not expect to receive substantially less than market rent by participating in our rental programs.
		[I am] glad to see technology is in the 360 Peachtree project.	We thank you for the observation and continued support to close the digital divide.
Thursday, February 23, 2023	Elected/Appointed Officials and HUD Field Office Staff	What [is meant] by other assisted units?	When discussing assisted units, AH counts the units that it directly assists with a monthly subsidy, as well as units that it indirectly assists by virtue of its investment in the project. Therefore, other assisted units can mean units made affordable through tax credits (usually 60% of AMI) or designed in a manner for families at 80% of AMI. There may be other programs or resources that assist the project or units to meet the affordable definition.
		Life Cycle Building Centers, a non-profit, sponsors a "Breaking Barriers through Deconstruction" project and wants to know if there are any opportunities for Life Cycle to recapture and repurpose materials from demolished buildings.	AH does not have many buildings remaining in its portfolio that are planned for demolition. AH works closely with local agencies, like Habitat for Humanity's Re-Store and the Center for Hard to Recycle Materials (CHaRM), whenever possible, to divert reusable materials away from landfills. Although there may not be many opportunities, AH will review its demolition plans and contact Life Cycle as appropriate.

AH's 2024 STAKEHOLDERS BRIEFINGS AND PUBLIC HEARING SESSION			
Meeting / Hearing Date	Stakeholder Group	Public Comment	AH Response / Action
Thursday, February 23, 2023	Elected/Appointed Officials and HUD Field Office Staff	How will AH need Atlanta Public Schools' (APS) support in relation to the Bowen Homes application?	AH will need a letter of support from APS related to education and programming as shown by APS for University Homes. AH may need other support from APS that is unknown right now. AH understands that HUD will conduct site visits between April and May and may announce awardees in September or October. AH will keep APS informed.
		What type of outreach and advocacy is offered to recruit landlords onto the HCV Program?	Currently, AH employs Housing Counselors dedicated to recruiting and retaining property owners to AH's HCV Program. AH supports orientation briefings for new and returning landlords and administers an incentive program to assist program families and "reward" property owners.  Recently, AH designed a Landlord Symposium being held at Loudermilk on March 8.
Thursday, March 2, 2023	Public Hearing	AH is not doing enough to address Atlanta's homeless situation.	AH's housing role is two-fold, in some cases AH leads and other cases AH supports various housing efforts. AH's lead or primary role is to provide rental assistance consistent with the funding terms received from HUD. However, AH has also established programs that support other housing efforts, including homelessness, homeownership, health and housing, self-sufficiency, and others. AH, nor any agency can address Atlanta's homeless situation alone. It takes a collaborative effort between service providers, municipal agencies, and AH.

**AH's 2024 STAKEHOLDERS BRIEFINGS AND PUBLIC HEARING SESSION**

Meeting / Hearing Date	Stakeholder Group	Public Comment	AH Response / Action
<p align="center">Thursday, March 2, 2023</p>	<p align="center">Public Hearing</p>	<p>How can low-income people get on the same level or fix the communities that aren't like high-income communities?</p>	<p>AH works diligently to bring modern, updated multi-family rental communities into its rental assistance portfolio for low-income families to live, work, and play. Further, when adding multi-family communities, AH seeks to add communities located in amenity-rich or emerging areas to ensure low-income families have access to the same or similar amenities as located high-income communities. Finally, AH's revitalization efforts include creating amenity-rich areas for its future redevelopment projects.</p>
		<p>When will you have the new developer for Bowen [Homes] to meet the community?</p>	<p>The redevelopment of Bowen Homes is a joint venture with McCormack Baron Salazar and the Benoit Group. The Bowen Homes redevelopment process includes AH's application for a Choice Neighborhoods Implementation Grant to acquire funding to carry out tasks identified under the Choice Neighborhoods Planning Grant award. HUD's timetable to announce Implementation Grant awards is later this year (September or October timeframe). As AH receives information on its status, AH will facilitate a community meeting with the developers.</p>
		<p>[I] would like for AHA to have supplies in our building. Cosby Spear needs more maintenance workers.</p>	<p>AH appreciates your attendance and comments. AH contracts out the management and maintenance of its properties to third-party entities. AH will confer with its management partners to address your concerns.</p>
		<p>Has an assessment [of Bowen Homes] been done.</p>	<p>AH received a Choice Neighborhoods Planning Grant. Funds from that grant award were used to complete an assessment of Bowen Homes and the neighboring community. Based on results of the assessment, AH applied for a Choice Neighborhoods Implementation Grant to execute tasks in the assessment.</p>

**AH's 2024 STAKEHOLDERS BRIEFINGS AND PUBLIC HEARING SESSION**

Meeting / Hearing Date	Stakeholder Group	Public Comment	AH Response / Action
<p align="center">Thursday, March 2, 2023</p>	<p align="center">Public Hearing</p>	<p>Faithful Homes LLC and Elevated Contracting &amp; Logistics LLC would like to collaborate with Atlanta Housing Authority.</p>	<p>AH is always looking for good partners. Our Senior Vice President that leads our partnership efforts will reach out to you to collect information on whether services meet the needs/requests of our assisted families or the agency.</p>
		<p>How do we bring this to the community and get everyone more involved? Atlanta has a lot of influencers that will love to be a part of this.</p>	
		<p>Are we [AH] looking at CDC and Emory University as [potential partners]?</p>	<p>AH is constantly looking for viable partnerships with local non-profits, such as United Way, Boys &amp; Girls Club, Atlanta Tech, and others to leverage funds and resources to remove barriers and provide services to low-income Atlantans.</p>

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# Appendix C: Requirements of AH's MTW Agreement

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Elements of Legacy Attachment B  
AH's MTW Program Benchmarking Data

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**ELEMENT I. HOUSEHOLDS SERVED**

**Planned Households - By Unit Size**

Community & Program Type	FY 2024 Households by Unit Size					
	0 BRs	1 BRs	2 BRs	3 BRs	4+ BRs	Total
AH-Owned	146	373	25	12	16	572
MIXED	10	1,183	1,021	347	20	2,581
RAD PBV Conversions	144	1,394	648	311	34	2,531
HomeFlex	272	2,997	1,597	261	6	5,133
Housing Choice: Tenant-Based	60	2,481	3,498	2,772	921	9,732
Housing Choice: Ports	1,369	0	0	0	0	1,369
<b>Totals:</b>	<b>2,001</b>	<b>8,428</b>	<b>6,789</b>	<b>3,703</b>	<b>997</b>	<b>21,918</b>

## Appendix C: Elements of Legacy Attachment B

### Planned Households - By Family Size

Community & Program Type	FY 2024 Households by Family Size					
	1 Member	2 Member	3 Member	4 Member	5+ Member	Total
AH-Owned	501	42	10	5	14	572
MIXED	1,520	478	308	168	107	2,581
RAD PBV Conversions	1,637	440	262	121	71	2,531
HomeFlex	3,740	934	275	122	62	5,133
Housing Choice: Tenant-Based	3,188	2,368	1,798	1,203	1,175	9,732
Housing Choice: Ports	276	246	257	286	304	1,369
<b>Totals:</b>	<b>10,862</b>	<b>4,508</b>	<b>2,909</b>	<b>1,905</b>	<b>1,733</b>	<b>21,918</b>

## Appendix C: Elements of Legacy Attachment B

### Planned Households - By Income Group

Community & Program Type	FY 2024 Households by Income Group				
	≤ 30% AMI	31 - 50% AMI	51 - 80% AMI	≥ 81% AMI	Total
AH-Owned	517	47	7	1	572
MIXED	1,923	519	124	15	2,581
RAD PBV Conversions	2,032	393	92	14	2,531
HomeFlex	4,197	812	119	5	5,133
Housing Choice: Tenant-Based	7,141	2,002	538	51	9,732
Housing Choice: Ports	1,369	0	0	0	1,369
<b>Totals:</b>	<b>17,178</b>	<b>3,773</b>	<b>881</b>	<b>86</b>	<b>21,918</b>

	Total ≤ 50% AMI	Total > 50% AMI
	(VLI & ELI Families)	
<b>Number of HHs by Income</b>	20,952	966
<b>% of HHs Served</b>	96%	4%

## Planned Households - By Program/Housing Type and End-of-Year (EOY)

		Household Served Totals				
Community & Program Type	Assistance Type^	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual	FY 2023 EOY Projection	FY 2024 EOY Projection
AH-Owned	PH	1,261	1,261	1,132	798	572
MIXED	PH	1,562	1,562	1,532	1,452	1,060
	RAD PBV	1,503	1,340	1,370	1,913	2,531
	HF	1,358	1,521	1,521	1,521	1,521
	LIHTC	1,088	1,081	1,078	1,081	1,132
HomeFlex	HF	4,803	4,841	5,045	4,997	5,133
	LIHTC	1,585	1,588	1,668	1,588	1,482
Housing Choice: Tenant-Based	HCV	9,393	9,597	9,628	9,597	9,732
Housing Choice: Ports	HCV	1,711	1,745	1,481	1,745	1,369
Housing Choice: Homeownership	HCV	18	17	14	17	12
Homeownership - Other	DPA	1,237	1,498	1,714	1,964	1,958
Short-Term Housing Assistance	MTW	244	295	270	295	295
<b>Totals:</b>		<b>25,763</b>	<b>26,346</b>	<b>26,453</b>	<b>26,968</b>	<b>26,797</b>

**^Assistance Type:** PH = Public Housing, RAD PBV = Rental Assistance Demonstration Project-Based Voucher, HF = HomeFlex, LIHTC = Low-Income Housing Tax Credit, HCV = Housing Choice Voucher, DPA = Down Payment Assistance, MTW = Moving-to-Work

**Note:** AH's Comprehensive Homeownership Program provides eligible, first-time homebuyers with down payment assistance (DPA) to make homeownership attainable for low-income families. AH's DPA is a subordinate lien on the property that AH records in the county public records. The loan is forgivable at maturity and AH will reconcile mature or paid off loans to record a "cancellation of lien" in the public records. This action will reduce AH's overall DPA roll and affect AH's household served numbers. AH will reflect changes in its MTW Annual Report as confirmation of reconciled maturity dates and lien releases become recorded.

## Appendix C: Elements of Legacy Attachment B

### ELEMENT II. OCCUPANCY POLICIES

In general terms, AH codifies this information in its Statement of Corporate Policies (SCP), which is located on our website at <https://www.atlantahousing.org/about-us/plans-reports/>. You may contact our Policy Research Director at [lenny.koltochnik@atlantahousing.org](mailto:lenny.koltochnik@atlantahousing.org) with specific questions.

### ELEMENT III. CHANGES IN HOUSING STOCK

AH is undergoing a repositioning of its public housing stock by converting public housing units to long-term Section 8 project-based voucher assisted units under the Rental Assistance Demonstration (RAD) Program. AH submits inventory information to HUD each month via the Public and Indian Housing Information Center (PIC).

### ELEMENTS IV AND V. SOURCES AND AMOUNTS OF FUNDING AND USES OF FUNDS

AH is required to submit funding information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPHA) by August 31 annually.

### ELEMENT VI. CAPITAL PLANNING

AH includes an overview of actual capital expenditures, please **see page 39** of this document. Detailed information is included in our Annual Operating Budget and Comprehensive Annual Financial Report (CAFR).

### ELEMENT VII. MANAGEMENT INFORMATION FOR OWNED/MANAGED UNITS

Under this element, AH set a number of guidelines for its rental and housing assistance programs owned or managed by AH. Attachment D of AH's Amended and Restated MTW Agreement lists these guidelines, collectively referred to as MTW Program Benchmarks. AH provides planned performance of its MTW Program Benchmarks, please **see page 111** of this document. Further, AH plans to revisit these benchmarks during the fiscal year to update the measurable outcomes as appropriate.

#### A. Security

AH continues to address crime and safety in its wholly owned communities and in other communities where assisted residents are in third-party owned properties, through collaborative strategies with local law enforcement, neighbors, private development partners, property management developers (PMDs) and residents. Strategies taken to combat criminal elements in and around AH and third-party owner communities may include:

- The provision of a security presence via concierge and staff within AH-Owned properties.
- Video surveillance and a community security channel.
- Best practice and lessons learned with the Atlanta Police Department (APD) to deter crime and enhance safety and security.
- Continued utilization of criminal screening standards and processes joined with stricter lease enforcement.
- Routine preventative maintenance tasks and making repairs and upgrades as necessary to ensure safety equipment remains operational.
- Security protocols advanced by third-party owners

### ELEMENT VIII. MANAGEMENT INFORMATION FOR LEASED HOUSING

#### A. Leasing Information

AH is required to submit funding information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPHA) by August 31 annually.

### B. Inspections Strategy

#### **AH Reviews of AH-Owned Communities**

Focused on providing and maintaining quality living environments throughout its real estate portfolio, AH provides an integrated assessment status of each property and works closely with its property management developer (PMD) partners to identify and address concerns at the properties. Elements of AH's quality assurance program are as follows:

(1) **Uniform Physical Conditions Standards (UPCS):** AH conducts UPCS quality assurance inspections annually at each property. An inspection of all common areas, all building systems, and a random selection of five percent of the units is completed. The inspections contribute to a reduction of systemic maintenance issues and an overall improvement in the physical condition of the communities.

(2) **Elevator:** AH'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. Regular equipment maintenance has led to improved operational up time and a 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 program termination. The findings from RIM help in the design of staff training, which in turn, has reduced the number of errors identified.

(4) **Procurement/Contracts:** AH 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:** AH conducts/requires an annual inspection at each property for administrative, technical, and physical security systems that enable PMDs to identify and mitigate safety concerns at the communities. The inspection also includes items in accordance with AH's Risk/Safety, which complies with the Insurer's Work Plan instituted by AH's liability insurance company. Because of AH's Risk/Safety Program, AH insurance premiums have been reduced.

(7) **Accessibility:** AH conducts annual and as needed inspections at each AH-owned property to assure community compliance with applicable Fair Housing and accessibility statutes, HUD guidelines, and AH's related policies and procedures. These inspections enable AH to have early detection and resolution of accessibility concerns, identify process improvements, and identify topics for staff training.

#### **AH Reviews of Mixed and HomeFlex Communities**

AH has worked to streamline and enhance the compliance review process by utilizing audits, inspections, and compliance reviews conducted by other agencies and compliance contractors. AH conducts the following reviews for the Mixed and HomeFlex Communities:

(1) **Business Process Reviews (BPRs):** AH conducts an annual Business Process Review at all mixed-income and HomeFlex communities, which includes a review of the property operations and a physical review of randomly selected resident files. The primary purpose of the review is to confirm that site-based administration activities comply with legal agreements defining the obligation of the owner entities and professional property management companies, AH policies, and federal requirements with respect to the administration and maintenance of the site-based waiting list, property operations, enforcement of AH's Work Requirement, rent determination findings, and accessibility requirements by agreement. Through BPRs, AH has been able to strengthen internal controls and external oversight of property performance related to defined measures above.

## Appendix C: Elements of Legacy Attachment B

(2) **Financial:** AH reviews audited financial statements of mixed-income communities to identify trends that may affect the long-term financial viability and sustainability of the underlying asset. When there are growing concerns, impairments, audit findings, or material adverse changes that may influence the ability to meet obligations, AH works with the owner to develop a corrective action plan to resolve concerns or deficiencies as necessary.

### ELEMENT IX. RESIDENT PROGRAMS

AH offers residents and voucher-holders access to a variety of programs designed to increase program participants' economic independence and housing self-sufficiency through administration of its Human Development Services (HDS) business unit. This AH business unit works to link program participants with appropriate supportive services.

### ELEMENT X. OTHER INFORMATION AS REQUIRED

AH is not required to provide any other information during this planning year.

### MTW PROGRAM BENCHMARKS

AH captures outcome details of this element in its MTW Annual Report.

Measurable Outcome	MTW Program Benchmarks					
	Baseline	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
<b>Public Housing Program</b>						
• % Rents Uncollected	2%	≤ 2%	≤ 2%	≤ 2%	≤ 2%	≤ 2%
• Occupancy Rate	98%	≥ 98%	≥ 98%	≥ 98%	≥ 98%	≥ 98%
• Emergency Work Orders Completed or Abated in < 24 hours	99%	≥ 99%	≥ 99%	≥ 99%	≥ 99%	≥ 99%
• Routine Work Orders Completed in < 30 Days	5 Days	100%	100%	100%	100%	100%
• % Planned Inspections Completed	100%	100%	100%	100%	100%	100%
<b>Housing Choice Program (Section 8)</b>						
• Budget Utilization Rate	98%	≥ 98%	≥ 98%	≥ 98%	≥ 98%	≥ 98%
• % Planned Annual Inspections Completed	98%	≥ 98%	≥ 98%	≥ 98%	≥ 98%	≥ 98%
• Quality Control Inspections	≥ 1.4%	≥ 1.4%	≥ 1.4%	≥ 1.4%	≥ 1.4%	≥ 1.4%
<b>Community and Support Services</b>						
• Resident Homeownership	6	3	4	6	7	9
• Resident Workforce Participation	6,415	8,576	8,581	8,586	8,591	8,595
<b>Finance</b>						
• Project-Based Financing Closings	N/A	11	6	6	6	6

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## **Appendix D: Lobbying Disclosure**

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Form 50071 or SF-LLL as applicable

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OMB Approval No. 2577-0157 (Exp. 11/30/2023)

**Certification of Payments to Influence Federal Transactions**

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

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

The Housing Authority of Atlanta, Georgia

Program/Activity Receiving Federal Grant Funding

Moving-to-Work Demonstration Program

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

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

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

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

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

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

Name of Authorized Official

Eugene E. Jones, Jr.

Title

President and Chief Executive Officer

Signature

Date (mm/dd/yyyy)

03/10/2023

Previous edition is obsolete

form HUD 50071 (01/14)

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## **Appendix E: Other Information**

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Local Asset Management Plan (LAMP)  
Planned Disposition/Demolition Applications  
RAD Unit Conversion Details

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### Background and Information

AH's Amended and Restated Moving to Work Agreement (MTW Agreement), effective as of November 13, 2008, and as further amended by the Second Amendment effective January 16, 2009, and as extended by Congress to June 30, 2028 and confirmed by HUD on April 14, 2016, authorizes AH to design and implement a Local Asset Management Plan (LAMP) 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 LAMP 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 of the MTW Agreement, AH agreed to describe its cost accounting plan as part of its LAMP, including how the indirect cost fee for service rate is determined and applied.

### Project-Based Approach for Public Housing Program

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

In addition, each mixed-income, mixed-finance 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. AH maintains a separate budget and accounting for the operating subsidy paid to the owners of these mixed communities, but does not maintain the accounting for property operations as AH does not own or operate these properties.

### Identification of Cost Allocation Approach

AH approaches its cost allocation plan with consideration to the entire operation of AH, 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 AH operations, as well as the specific information required for the MTW Program

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

### Classification of Costs

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

### Definitions:

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

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

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

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

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

### AH Cost Objectives

AH has identified the following cost objectives:

#### **Direct Costs:**

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

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

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

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

**Non-Federal Program** – this category relates to entrepreneurial activities, some AH Affiliate/Component Units and National Housing Compliance, Inc., which are separate cost objectives, grants, gifts, non-federal awards and/or contracts, and other initiatives that do not derive from the use of federal funds.

### AH Direct Costs

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

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

1. Contract costs readily identifiable with delivering housing assistance to low-income families under the MTW Program,
2. Housing Assistance Payments, including utility allowances, for tenant-based voucher and AH HomeFlex (AH's Project-Based Rental Assistance Program) 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. AH costs for administering Housing Choice Tenant-Based Voucher Rental Assistance Program, including inspection activities,
7. Operating costs directly attributable to operating AH-Owned properties,
8. Capital improvement costs at AH-Owned properties,
9. Operating subsidies paid to Mixed Communities,
10. AH costs associated with managing AH-Owned communities, HomeFlex, Housing Choice Homeownership Vouchers, Mixed Communities, and other AH-Owned real estate,
11. AH costs directly attributable to MTW Program activities, including the administration of human development and supportive services programs,
12. AH costs associated with development and revitalization activities with costs as defined in the next section, but paid using MTW Single Fund flexibility, and
13. Any other activities that can be readily identifiable with delivering housing assistance to low-income families under the MTW Program.

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

1. 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 such as loans, grants, etc., and
13. Other development and revitalization expenditures.

## Appendix E: Local Asset Management Plan

**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 AH receives awards.

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

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

### Direct Costs – Substitute System for Compensation of Personal Services

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

Operating Division	Quantifiable Measure
Facilities and Operations Management	<ul style="list-style-type: none"> <li>• Square footage of properties managed</li> </ul>
Housing Choice Voucher Program	<ul style="list-style-type: none"> <li>• Leased vouchers</li> </ul>
Inspection Services	<ul style="list-style-type: none"> <li>• Number of inspections</li> </ul>
Real Estate Group	<ul style="list-style-type: none"> <li>• Active revitalizations</li> <li>• Number of properties managed</li> <li>• Number of properties and developments supported</li> <li>• RAD Conversions</li> </ul>

### AH Fee-For-Service

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

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

#### **Implementation of AH's Local Asset Management Plan**

AH began accounting for costs under this LAMP 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 AH's property management systems**

AH has the ability to define costs differently than the standard definitions published in HUD's Financial Management Guidebook pertaining to the implementation of 24 CFR Part 990. AH is required to describe any differences between the LAMP 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 information to HUD:

1. AH 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 AH's comprehensive operation that includes other program and business activities. AH's MTW Program is much broader than Public Housing properties and includes activities not found in traditional HUD Programs. This LAMP addresses the entire AH operation.
2. AH defined its cost objectives at a different level than HUD's asset management system. Specifically, AH defined the MTW Program as a cost objective that is consistent with the issuance of the assistance listings 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 under this LAMP.

## Appendix E: Planned Disposition/Demolition Applications

<b>In-Progress Special Applications Center (SAC) Submissions</b>			
Property/Parcel Name*	Proposed Action	Property/Parcel Name*	Proposed Action
Englewood IA	Disposition	West Highlands – 3B South	Disposition
Englewood IB	Disposition	Further Leveraged Parcels	Disposition
Magnolia Perimeter ANDP	Disposition	<ul style="list-style-type: none"> <li>• Capitol On-Site and Off-Site Vacant Parcels</li> </ul>	Disposition Details Available by Request
Mechanicsville Homeownership	Disposition	<ul style="list-style-type: none"> <li>• Carver On-Site and Off-Site Vacant Parcels</li> </ul>	
Scholars Landing Homeownership – Phase V	Disposition	<ul style="list-style-type: none"> <li>• Grady On-Site and Off-Site Vacant Parcels</li> </ul>	
		<ul style="list-style-type: none"> <li>• Harris On-Site and Off-Site Vacant Parcels</li> </ul>	

<b>Planned SAC Submissions: 2024</b>			
Bowen Homes	Disposition	Jonesboro North	Disposition
Civic Center	Disposition	Jonesboro South	Disposition
Cosby Spear Highrise	RAD Section 18 Disposition	Magnolia Perimeter Citiplace	Disposition
Cupola Building at Centennial	Disposition	Magnolia Perimeter Quest/Westside Future Fund	Disposition
Englewood IC & IIC	Disposition	Scholars Landing Outparcels	Disposition
Englewood Storm Water	Disposition	West Highlands – 2000 Perry	Disposition

<b>Future SAC Submissions: 2025 - 2029</b>			
Bankhead Courts	Disposition	Leila Valley	Disposition
Englewood IIB	Disposition	Palmer House	Disposition
Johnson Road/ Quarry Park	Demolition	North Avenue (a.k.a. SoNo 301)	Disposition

*\*Listed alphabetically, not by priority or timeline.*

AH may seek to acquire parcels under its co-investment program that complement its revitalization activities. Such acquisitions may require disposition under a long-term ground lease to the development partnership.

## Appendix E: RAD Unit Conversion Details

### PLANNED RAD CONVERSIONS: 2024

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Cosby Spear	GA006000241	PBV	No/Yes
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
282	Near Elderly, Elderly and Non-Elderly Disabled	Near Elderly, Elderly and Non-Elderly Disabled	\$831,595
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
Studio	166	166	No change
One Bedroom	114	114	No change
Two Bedroom	2	2	No change

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Villages at Carver II	GA006000880	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
33	Mixed Income Family	Mixed Income Family	\$68,661
Bedroom Type:	Number of Units Pre-Conversion	Number of Units Post Conversion	Change in Number of Units
One Bedroom	0	0	No change
Two Bedroom	17	17	No change
Three Bedroom	16	16	No change
Four Bedroom	0	0	No change

## Appendix E: RAD Unit Conversion Details

### PROJECTED RAD CONVERSIONS: 2025 - 2029

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Auburn Pointe	GA006001080	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
54	Mixed Income Family	Mixed Income Family	\$102,672

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Auburn Pointe II	GA006001110	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
51	Mixed Income Family	Mixed Income Family	\$90,122

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Cascade I	GA006000830	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
46	Mixed Income Family	Mixed Income Family	\$91,584

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Cascade II	GA006000870	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
41	Mixed Income Family	Mixed Income Family	\$83,087

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Cascade III	GA006000900	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
29	Mixed Income Family	Mixed Income Family	\$56,370

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley CollegeTown I	GA006000930	PBV	No/Yes
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
78	Mixed Income Family	Mixed Income Family	\$143,291

## Appendix E: RAD Unit Conversion Details

### PROJECTED RAD CONVERSIONS: 2025 - 2029

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley CollegeTown II	GA006001090	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
70	Mixed Income Family	Mixed Income Family	\$125,542

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Ashley Terrace at West End	GA006000840	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
34	Mixed Income Family	Mixed Income Family	\$59,915

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Atrium at CollegeTown	GA006001030	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
76	Mixed Income Senior	Mixed Income Senior	\$120,838

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Capitol Gateway II	GA006000990	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
49	Mixed Income Family	Mixed Income Family	\$83,411

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Capitol Gateway III	GA006000970	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
89	Mixed Income Family	Mixed Income Family	\$162,158

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Cheshire Bridge Road Highrise	GA006000470	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
162	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$515,390

## Appendix E: RAD Unit Conversion Details

### PROJECTED RAD CONVERSIONS: 2025 - 2029

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Georgia Avenue Highrise	GA006000250	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
81	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$259,381

\*Two current Units Out of Occupancy (UOO) will continue to remain common area. One unit will serve as a fitness room, and the other unit will serve as billiards room and resident activity room. These units are not included in the unit count above for either pre or post-RAD.

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Magnolia Park I	GA006000820	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
87	Mixed Income Family	Mixed Income Family	\$159,177

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Magnolia Park II	GA006000860	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
73	Mixed Income Family	Mixed Income Family	\$135,803

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Marian Road Highrise	GA006000520	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
240	Near Elderly, Elderly and Non-Elderly Disabled	Housing for Elderly Persons	\$771,188

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Martin Street Plaza	GA006000560	PBV	TBD
Total Units	Pre-RAD Unit Type	Post-RAD Unit Type	Capital Fund Allocation
59	Family	Family	\$242,804

## Appendix E: RAD Unit Conversion Details

### PROJECTED RAD CONVERSIONS: 2025 - 2029

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
The Gardens at CollegeTown	GA006001070	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
26	Mixed Income Family	Mixed Income Family	\$35,464

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Veranda at Auburn Pointe	GA006001040	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
38	Mixed Income Family	Mixed Income Family	\$58,389

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Villages at Carver III	GA006000910	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
108	Mixed Income Family	Mixed Income Family	\$208,524

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Villages at Carver V	GA006001020	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
78	Mixed Income Family	Mixed Income Family	\$142,443

Name	PIC Dev ID	Conversion Type	Transfer of Assistance / RAD Section 18 Blend
Westminster	GA006000440	PBV	TBD
<b>Total Units</b>	<b>Pre-RAD Unit Type</b>	<b>Post-RAD Unit Type</b>	<b>Capital Fund Allocation</b>
32	Family	Family	\$111,843

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September 20, 2023

US Department of HUD

To Whom it May Concern:

This letter serves as confirmation that the Atlanta Youth Action Board (YAB) is an active workgroup of the Atlanta Continuum of Care (CoC) and participates in, and supports, the CoC's priorities for serving individuals and families experiencing homelessness with severe service needs in the City of Atlanta.

As the current Chair of the YAB, I work with 4 additional youth members who have lived experience with homelessness to support efforts related to ending youth homelessness in the City of Atlanta. I also serve as the youth project coordinator at Partners for HOME, the CoC's Collaborative Applicant. As evidence that I am authorized to represent the YAB, I have attached a copy of our Standing Rules outlining the duties of the Chair of the Atlanta Youth Action Board. Should any additional information be needed, I am happy to assist.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kellie Bryson', with a large, sweeping flourish at the end.

Kellie Bryson

Chair, Atlanta Continuum of Care Youth Action Board

[yab@partnersforhome.org](mailto:yab@partnersforhome.org)



## Partners for HOME

Published by Summer Nikia · Just now ·

### GRANT FUNDING OPPORTUNITY

The Atlanta CoC's local competition for the FY23 HUD CoC Program Competition is open. Agencies serving people experiencing homelessness are invited to apply by August 22, 2023.

Visit our website below to download materials and register for a mandatory grant review training.... [See more](#)



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GRANT FUNDING OPPORTUNITY

The Atlanta CoC's local competition for the FY23 HUD CoC Program Competition is open. Agencies serving people experiencing homelessness are invited to apply by August 22, 2023.

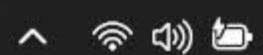
Visit our website to download materials and register for a mandatory grant review training. <https://lnkd.in/dgs7vGaf>

Atlanta Continuum of Care

Apply

NOW

The Atlanta CoC's local competition process for HUD CoC Program Competition funding is now open. Please visit our website to download relevant materials and apply by **August 22, 2023**.



## Atlanta Continuum of Care

Apply

**NOW**

The Atlanta CoC's local competition process for HUD CoC Program Competition funding is now open. Please visit our website to download relevant materials and apply by **August 22, 2023**.



partnersforhome



partnersforhome GRANT FUNDING OPPORTUNITY

The Atlanta CoC's local competition for the FY23 HUD CoC Program Competition is open. Agencies serving people experiencing homelessness are invited to apply by August 22, 2023.

Visit our profile link to download materials and register for a mandatory grant review training.

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## Renewal Project Scoring Rubric

Agency		Project			Reviewer	
Questions/Evaluation Criteria	Full points	Middle Points	0 Points	Maximum	Score	Notes
<b>Questions 1-11 are not scored.</b>						
<b>Coordinated Entry</b>						
12. Number of CE referrals denied	4 or less		5+ denials	<b>1</b>		
13. Acceptable rejection reasons for CE accepted into the program (client declined placement; client is housed; client is ineligible for program; client referred to another intervention client unable to be located/moved)	Had 0 denials and/or all denials over 4 met acceptable reasons.		Had 5+ denials that did not meet acceptable reasons.	<b>1</b>		
<b>Section Score</b>				<b>2</b>	<b>0</b>	
<b>Project Policies and Procedures</b>						
14. Factors that would prevent a client from being enrolled in a project	None selected		1+ selected	<b>2</b>		
15. Project Enrollment policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>		
16. Factors required to move into a project.	None selected		1+ selected	<b>2</b>		
17. Move-In policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>		
18. Factors that would terminate a participant from the project	None selected		1+ selected	<b>2</b>		

19. Project Termination policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>		
20-21. Clients who had their services terminated as a result of eviction.	0		1+	<b>2</b>		
22. Eviction Prevention policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>		
23. Eviction policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>		
24. Harm Reduction policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>		
25. Appeals policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>		
26. Grievance policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>		
27. Client Feedback form uploaded.	Qualitative and quantitative questions that allow clients to share experiences.	Only qualitative or quantitative questions.	No feedback form.	<b>4</b>		

**Question 28 is not scored.**

<b>Section Score</b>	<b>44</b>	<b>0</b>	
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## Project Performance

29. <b>PSH</b> Percent of exited persons to a positive housing destination	65%		Below 65%	<b>6</b>		
29. <b>RRH</b> Percent of exited persons to a positive housing destination	80%		Below 80%	<b>6</b>		
30. <b>PSH</b> Percent of clients who gained, maintained or increased income	20%+	15-19%	Below 15%	<b>6</b>		
30. <b>RRH</b> Percent of clients who gained, maintained or increased income	20%+	15-19%	Below 20%	<b>6</b>		
31. <b>PSH</b> Percent of clients with health insurance	75%+		Below 75%	<b>6</b>		
31. <b>RRH</b> Percent of clients with health insurance	75%+		Below 75%	<b>6</b>		
32. Strategies to ensure clients have access to health insurance.	Strategies included that will ensure access to healthcare.		No strategies included.	<b>4</b>		
33. <b>PSH</b> Percent utilization rate	90%		Less than 90%	<b>6</b>		
33. <b>RRH</b> Automatic points awarded				<b>6</b>		
34. <b>PH</b> Average length of time between referral and move-in	<60 days		60 days or more	<b>6</b>		
34. Types of Assistance	Tenant Based	Project or Sponsor Based		<b>6</b>		
35. Evaluation of project	Dedicated staff, regularly updated dashboards and report outs.		No evaluation or reliance on CoC for evaluation.	<b>4</b>		

36. PSH Automatic points awarded				<b>6</b>		
36. RRH HMIS Project Enrollment/Agency Contract Match	Numbers match		Numbers do not match	<b>6</b>		
37. % Error Data Quality Report (Q2, Q3, Q4)	3/3 are less than 5%	2/3 are less than 5%	1/3 or none are less than 5%	<b>2</b>		
37. Project start records or project exited records columns	Fourth subquestion =0		Fourth subquestion is 1 or greater	<b>1</b>		
38. Data Quality report uploaded	Uploaded		Not uploaded	<b>1</b>		
<b>Section Score</b>				<b>48</b>	<b>0</b>	
<b>Cost Efficiency, Spend Down, Match and APR</b>						
<b>Questions 39-44 are not scored. These questions are used to assess reallocation.</b>						
45. Cost efficiency of project.	PSH = <\$30K pp RRH=<\$25K pp		PSH = >\$30K pp RRH=>\$25K pp	<b>2</b>		
<b>Questions 46-52 are not scored.</b>						
53-54 APR submission within 90 days ending date of last completed grant.	Yes		No	<b>2</b>		
55. Match confirmation	Yes with upload		No	<b>1</b>		
56. SAGE APR	Uploaded		Not uploaded	<b>1</b>		
<b>Section Score</b>				<b>6</b>	<b>0</b>	
<b>Bonus</b>						
57: Project ensures families are not separated.	Yes		No	<b>1</b>		
58: Project collaborates with child/youth providers.	Yes		No	<b>1</b>		

59. DV Comparable Database	Yes		No	<b>1</b>		
60. DV safety improvement	Yes with objective description	Yes with subjective description	No	<b>2</b>		
61. Project identifies a barrier faced by BIPOC and has a plan to address barriers.	One barrier identified and a plan to address.	One barrier identified and no plan to address.	No barrier mentioned and no plan.	<b>2</b>		
62. Board, leadership, staff makeup	2+ categories 50% and above	1 category 50% and above	0 categories 50% and above	<b>3</b>		
63. Project integrates persons with lived experience into plannings. Yes=4; No=0	Example of change given.		No example of change given.	<b>2</b>		
64. Board, leadership, staff makeup	2+ categories 50% and above	1 category 50% and above	0 categories 50% and above	<b>3</b>		
<b>Application Bonus</b>				<b>15</b>	<b>0</b>	
<b>Deductions</b>						
66. Participates in CoC Committees and/or Workgroups	No participation	1-2 committees or workgrups	3+ committees or workgroups	<b>2</b>		
67. Attendance at Mandatory CoC Trainings	1 or less trainings	2 trainings	3 trainings	<b>2</b>		
68. Participates in annual PIT Count	No		Yes	<b>1</b>		
69. Sustainabilty Plan	No plan to fundraise or transition clients.		Plan outlines fundraising efforts and transition clients.	<b>10</b>		
<b>Application Deductions</b>				<b>15</b>	<b>0</b>	
<b>TOTAL APPLICATION SCORE</b>				<b>100</b>	<b>0</b>	

## New Project Scoring Rubric

Agency		Project				Reviewer	
Questions/Evaluation Criteria	Full points	Middle Points	0 Points	Maximum	Score	Notes	
<b>Questions 1-9 are not scored.</b>							
<b>Threshold</b>							
10. CoC Threshold Met	All boxes checked					All boxes must be checked to move forward with application.	
<b>Agency Experience</b>							
11. Project Experience	Clear description of project experience that addresses each subitem.	Description is adequate but leaves unanswered questions.	Description does not indicate applicant has experience with project.	<b>2</b>			
12. Public Funds Experience	Clear description of leveraging public funds and specific example included that reflects amount of ask.	Clear description of leveraging public funds but specific example is significantly less than amount of ask.	No experience with leveraging public funds.	<b>2</b>			
13. Financial Management Experience	Financial structure has roles to manage grants funds and appropriate accounting software to isolate grant expenses/revenues.	Clear description of leveraging public funds but specific example is significantly less than amount of ask.	Unclear financial structure and no accounting system in place to isolate grant expenses/revenues.	<b>1</b>			

<b>Section Score</b>				<b>5</b>	<b>0</b>	
<b>Proposed Project</b>						
14. Number Served	11+ households		1-10 households	<b>1</b>		
15. Populations Served	3+ populations		1-2 populations	<b>1</b>		
16. Project Description	Clear description of project scope that addresses each subitem in question.	Description is adequate but leaves unanswered questions.	Description does not indicate applicant has experience with project.	<b>10</b>		
17. Housing Leverage	Project has housing leverage		No housing leverage	<b>10</b>		
18. Housing Leverage	Uploaded housing leverage document demonstrating subsidies/units being provided		No document uploaded	<b>1</b>		
19. Healthcare Leverage	Project has healthcare leverage		No health leverage	<b>10</b>		
20. Healthcare Leverage	Uploaded healthcare leverage document demonstrating services being provided		No document uploaded	<b>1</b>		
21. Project Timeline	Project can ramp up within 3 months of signed grant agreement.	Project can ramp up within 6 months of signed grant agreement.	Project can ramp up after 6 months of signed grant agreement.	<b>4</b>		
22. Project Policies	4 barriers selected		None of the above or less than 4 barriers selected	<b>4</b>		

23. Project Policies	4 factors selected		None of the above or less than 4 barriers selected	<b>4</b>		
24. Project Performance	Dedicated performance team member with regularly scheduled updates.	No dedicated performance team member but can provide regularly unscheduled updates.	No dedicated performance team member and no regularly scheduled updates.	<b>5</b>		
<b>Section Score</b>				<b>51</b>	<b>0</b>	
<b>Services for Participants</b>						
25. Project Housing	Clear description of project scope that addresses each subitem in question.	Description is adequate but leaves unanswered questions.	Description does not indicate how applicant will assist with housing.	<b>10</b>		
26. Project Services	Clear description of project scope that addresses each subitem in question.	Description is adequate but leaves unanswered questions.	Description does not indicate applicant how applicant will assist with services.	<b>10</b>		
27. Services Provided	Completed chart, with identified responsible party and reasonable frequency to ensure client success.	Completed chart, with identified responsible party and questionable frequency to ensure client success.	Incomplete chart and frequency not enough for client success.	<b>5</b>		
28. Improving Service Access	Three items checked	Two items checked	One item checked	<b>3</b>		
29. Improving Service Access	Date is within past 24 months		No date or date is longer than 24 months	<b>1</b>		

30-33. Project Housing	Number of housing units and beds will mee the needs of number of households/individu als in households.		Number of housing units and beds will mee the needs of number of households/individu als in households.	<b>5</b>		
<b>Section Score</b>				<b>34</b>	<b>0</b>	
<b>Budget and Financials</b>						
<b>Question 33 is not scored.</b>						
34-35. Cost efficiency of project.	PSH = <\$30K pp RRH=<\$25K pp		PSH = >\$30K pp RRH=>\$25K pp	<b>4</b>		
36. Cost efficiency of project.	Agency has other committed funding sources.		Agency has no other funding commitments toward project.	<b>2</b>		
37. Budget	Uploaded budget that is within CoC allocted amounts.		No budget uploaded.	<b>1</b>		
38-39. Match	Agency has identified sources of 25% Match		No sources of 25% Match identified	<b>2</b>		
40. Match	Uploaded Match that indicates 25% commitment.		No Match uploaded or Match does not meet 25% committment.	<b>1</b>		
<b>Questions 41-46 are not scored, but info is used to inform risk of applicant.</b>						
<b>Section Score</b>				<b>10</b>	<b>0</b>	
<b>Bonus</b>						
51: Project ensures families are not separated.	Yes		No	<b>1</b>		

52: Project collaborates with child/youth providers.	Yes		No	<b>1</b>		
53. Project identifies a barrier faced by BIPOC and has a plan to address barriers.	One barrier identified and a plan	One barrier identified and no	No barrier mentioned and no	<b>2</b>		
54. Board, leadership, staff makeup	2+ categories 50% and above	1 category 50% and above	0 categories 50% and above	<b>2</b>		
55. Project integrates persons with lived experience into plannings.	Example of change given.		No example of change given.	<b>2</b>		
56. Board, leadership, staff makeup	2+ categories 50% and above	1 category 50% and above	0 categories 50% and above	<b>2</b>		
<b>Application Bonus</b>				<b>10</b>	<b>0</b>	
<b>Deductions</b>						
57. Participates in CoC Committees and/or Workgroups	No participation	1-2 committees or workgroups	3+ committees or workgroups	<b>2</b>		
58. Participates in annual PIT Count	No		Yes	<b>1</b>		
59. Attendance at Mandatory CoC Trainings	1 or less trainings	2 trainings	3 trainings	<b>2</b>		
<b>Application Deductions</b>				<b>5</b>	<b>0</b>	
<b>TOTAL APPLICATION SCORE</b>				<b>110</b>	<b>0</b>	

## Renewal Project Scoring Rubric

PCCI		RRH			Score 1	
Questions/Evaluation Criteria	Full points	Middle Points	0 Points	Maximum	Score	Notes
<b>Questions 1-11 are not scored.</b>						
<b>Coordinated Entry</b>						
12. Number of CE referrals denied	4 or less		5+ denials	<b>1</b>	<b>0</b>	
13. Acceptable rejection reasons for CE accepted into the program (client declined placement; client is housed; client is ineligible for program; client referred to another intervention client unable to be located/moved)	None		1+ factor	<b>1</b>	<b>1</b>	
<b>Section Score</b>				<b>2</b>	<b>1</b>	
<b>Project Policies and Procedures</b>						
14. Factors that would prevent a client from being enrolled in a project	None selected		1+ selected	<b>2</b>	<b>2</b>	
15. Project Enrollment policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
16. Factors required to move into a project.	None selected		1+ selected	<b>2</b>	<b>2</b>	
17. Move-In policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
18. Factors that would terminate a participant from the project	None selected		1+ selected	<b>2</b>	<b>2</b>	

19. Project Termination policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
20-21. Clients who had their services terminated as a result of eviction.	0		1+	<b>2</b>	<b>2</b>	
22. Eviction Prevention policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
23. Eviction policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
24. Harm Reduction policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
25. Appeals policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
26. Grievance policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
27. Client Feedback form uploaded.	Qualitative and quantitative questions that allow clients to share experiences.	Only qualitative or quantitative questions	No feedback form.	<b>4</b>	<b>2</b>	Actual form wasn't uploaded, just a description of the process

**Question 28 is not scored.**

<b>Section Score</b>	<b>44</b>	<b>42</b>	
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## Project Performance

29. <b>PSH</b> Percent of exited persons to a positive housing destination	65%		Below 65%	<b>6</b>	<b>6</b>	
29. <b>RRH</b> Percent of exited persons to a positive housing destination	80%		Below 80%	<b>6</b>		
30. <b>PSH</b> Percent of clients who gained, maintained or increased income	20%+	15-19%	Below 15%	<b>6</b>	<b>6</b>	
30. <b>RRH</b> Percent of clients who gained, maintained or increased income	20%+	15-19%	Below 20%	<b>6</b>		
31. <b>PSH</b> Percent of clients with health insurance	75%+		Below 75%	<b>6</b>	<b>6</b>	
31. <b>RRH</b> Percent of clients with health insurance	75%+		Below 75%	<b>6</b>		
32. Strategies to ensure clients have access to health insurance.	Strategies included that will ensure access to healthcare.		No strategies included.	<b>6</b>	<b>6</b>	
33. <b>PSH</b> Percent utilization rate	90%		Less than 90%	<b>6</b>	<b>6</b>	
33. <b>RRH</b> Automatic points awarded				<b>6</b>		
34. <b>PH</b> Average length of time between referral and move-in	<60 days		60 days or more	<b>6</b>	<b>0</b>	
34. Types of Assistance	Tenant Based	Project or Sponsor Based		<b>6</b>		
35. Evaluation of project	Dedicated staff, regularly updated dashboards and report outs.		No evaluation or reliance on CoC for evaluation.	<b>6</b>	<b>6</b>	

36. PSH Automatic points awarded				6	0	
36. RRH HMIS Project Enrollment/Agency Contract Match	Numbers match		Numbers do not match	6		
37. % Error Data Quality Report (Q2, Q3, Q4)	3/3 are less than 5%	2/3 are less than 5%	1/3 or none are less than 5%	2	2	
37. Project start records or project exited records columns	Fourth subquestion =0		Fourth subquestion is 1 or greater	1	0	
60. Data Quality report uploaded	Uploaded		Not uploaded	1	1	
<b>Section Score</b>				<b>48</b>	<b>39</b>	
<b>Cost Efficiency, Spend Down, Match and APR</b>						
<b>Questions 39-44 are not scored. These questions are used to assess reallocation.</b>						
45. Cost efficiency of project.	PSH = <\$30K pp RRH=<\$25K pp		PSH = >\$30K pp RRH=>\$25K pp	2	2	
<b>Questions 46-52 are not scored.</b>						
53-54 APR submission within 90 days ending date of last completed grant.	Yes		No	2	2	
55. Match confirmation	Yes with upload		No	1	1	
56. SAGE APR	Uploaded		Not uploaded	1	1	
<b>Section Score</b>				<b>6</b>	<b>6</b>	
<b>Bonus</b>						
57: Project ensures families are not separated.	Yes		No	1	1	
58: Project collaborates with child/youth providers.	Yes		No	1	1	

59. DV Comparable Database	Yes		No	<b>1</b>	<b>0</b>	
60. DV safety improvement	Yes with objective description	Yes with subjective description	No	<b>2</b>	<b>0</b>	
61. Project identifies a barrier faced by BIPOC and has a plan to address barriers.	One barrier identified and a plan to address.	One barrier identified and no plan to address.	No barrier mentioned and no plan.	<b>2</b>	<b>2</b>	
62. Board, leadership, staff makeup	2+ 50% and above	1+ 11-49%	0 10% and below	<b>3</b>	<b>3</b>	
63. Project integrates persons with lived experience into plannings. Yes=4; No=0	Example of change given.		No example of change given.	<b>2</b>	<b>2</b>	
64. Board, leadership, staff makeup	2+ 50% and above	1+ 11-49%	0 10% and below	<b>3</b>	<b>0</b>	
<b>Application Bonus</b>				<b>15</b>	<b>9</b>	
<b>Deductions</b>						
66. Participates in CoC Committees and/or Workgroups	3+ committees or workgroups	1-2 committees or workgroups	No participation	<b>2</b>	<b>0</b>	
67. Participates in annual PIT Count	Yes		No	<b>1</b>	<b>0</b>	
68. Attendance at Mandatory CoC Trainings	3 trainings	2 trainings	1 or less trainings	<b>2</b>	<b>0</b>	
69. Sustainability Plan	Plan outlines fundraising efforts and transition clients.		No plan to fundraise or transition clients.	<b>10</b>	<b>0</b>	
<b>Application Deductions</b>				<b>15</b>	<b>0</b>	
<b>TOTAL APPLICATION SCORE</b>				<b>100</b>	<b>97</b>	

## Renewal Project Scoring Rubric

PCCI		RRH			Score 2	
Questions/Evaluation Criteria	Full points	Middle Points	0 Points	Maximum	Score	Notes
Questions 1-11 are not scored.						
Coordinated Entry						
12. Number of CE referrals denied	4 or less		5+ denials	<b>1</b>	<b>1</b>	19 but acceptable reasons
13. Acceptable rejection reasons for CE accepted into the program (client declined placement; client is housed; client is ineligible for program; client referred to another intervention client unable to be located/moved)	Had 0 denials and/or all denials over 4 met acceptable reasons.		Had 5+ denials that did not meet acceptable reasons.	<b>1</b>	<b>1</b>	
Section Score				<b>2</b>	<b>2</b>	
Project Policies and Procedures						
14. Factors that would prevent a client from being enrolled in a project	None selected		1+ selected	<b>2</b>	<b>2</b>	
15. Project Enrollment policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
16. Factors required to move into a project.	None selected		1+ selected	<b>2</b>	<b>2</b>	
17. Move-In policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
18. Factors that would terminate a participant from the project	None selected		1+ selected	<b>2</b>	<b>2</b>	

19. Project Termination policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
20-21. Clients who had their services terminated as a result of eviction.	0		1+	<b>2</b>	<b>2</b>	
22. Eviction Prevention policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
23. Eviction policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>0</b>	Description doesn't walk reviewer through process of evictions from an agency standpoint...is assistance given to over time, does PCCI work to identify a new place, etc.
24. Harm Reduction policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>2</b>	Not sure what happens after a rejection. Is there ongoing support?
25. Appeals policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
26. Grievance policy uploaded.	Numbered steps that illustrate process from start to finish.		Vague description with no clear steps.	<b>4</b>	<b>4</b>	
27. Client Feedback form uploaded.	Qualitative and quantitative questions that allow clients to share experiences.	Only qualitative or quantitative questions.	No feedback form.	<b>4</b>	<b>0</b>	No form to review and understand questions asked. Seems feedback can only be given two times a year and not ongoing.

**Question 28 is not scored.**

<b>Section Score</b>				<b>44</b>	<b>34</b>	
<b>Project Performance</b>						
29. <b>PSH</b> Percent of exited persons to a positive housing destination	65%		Below 65%	<b>6</b>	<b>6</b>	
29. <b>RRH</b> Percent of exited persons to a positive housing destination	80%		Below 80%	<b>6</b>		
30. <b>PSH</b> Percent of clients who gained, maintained or increased income	20%+	15-19%	Below 15%	<b>6</b>	<b>6</b>	
30. <b>RRH</b> Percent of clients who gained, maintained or increased income	20%+	15-19%	Below 20%	<b>6</b>		
31. <b>PSH</b> Percent of clients with health insurance	75%+		Below 75%	<b>6</b>	<b>6</b>	
31. <b>RRH</b> Percent of clients with health insurance	75%+		Below 75%	<b>6</b>		
32. Strategies to ensure clients have access to health insurance.	Strategies included that will ensure access to healthcare.		No strategies included.	<b>4</b>	<b>4</b>	
33. <b>PSH</b> Percent utilization rate	90%		Less than 90%	<b>6</b>	<b>6</b>	
33. <b>RRH</b> Automatic points awarded				<b>6</b>		
34. <b>PH</b> Average length of time between referral and move-in	<60 days		60 days or more	<b>6</b>	<b>0</b>	148 days
34. Types of Assistance	Tenant Based	Project or Sponsor Based		<b>6</b>		

35. Evaluation of project	Dedicated staff, regularly updated dashboards and report outs.		No evaluation or reliance on CoC for evaluation.	4	3	Can't determine who is inputting data and how frequently.
36. PSH Automatic points awarded				6	0	Less households served than contracted for.
36. RRH HMIS Project Enrollment/Agency Contract Match	Numbers match		Numbers do not match	6		
37. % Error Data Quality Report (Q2, Q3, Q4)	3/3 are less than 5%	2/3 are less than 5%	1/3 or none are less than 5%	2	2	
37. Project start records or project exited records columns	Fourth subquestion =0		Fourth subquestion is 1 or greater	1	0	
60. Data Quality report uploaded	Uploaded		Not uploaded	1	1	
<b>Section Score</b>				<b>48</b>	<b>34</b>	
<b>Cost Efficiency, Spend Down, Match and APR</b>						
<b>Questions 39-44 are not scored. These questions are used to assess reallocation.</b>						
45. Cost efficiency of project.	PSH = <\$30K pp RRH=<\$25K pp		PSH = >\$30K pp RRH=>\$25K pp	2	2	
<b>Questions 46-52 are not scored.</b>						
53-54 APR submission within 90 days ending date of last completed grant.	Yes		No	2	2	
55. Match confirmation	Yes with upload		No	1	1	
56. SAGE APR	Uploaded		Not uploaded	1	1	
<b>Section Score</b>				<b>6</b>	<b>6</b>	
<b>Bonus</b>						

57: Project ensures families are not separated.	Yes		No	<b>1</b>	<b>1</b>	
58: Project collaborates with child/youth providers.	Yes		No	<b>1</b>	<b>1</b>	
59. DV Comparable Database	Yes		No	<b>1</b>	<b>0</b>	
60. DV safety improvement	Yes with objective description	Yes with subjective description	No	<b>2</b>	<b>0</b>	
61. Project identifies a barrier faced by BIPOC and has a plan to address barriers.	One barrier identified and a plan to address.	One barrier identified and no plan to address.	No barrier mentioned and no plan.	<b>2</b>	<b>2</b>	
62. Board, leadership, staff makeup	2+ categories 50% and above	1 category 50% and above	0 categories 50% and above	<b>3</b>	<b>2</b>	
63. Project integrates persons with lived experience into plannings. Yes=4; No=0	Example of change given.		No example of change given.	<b>2</b>	<b>0</b>	Description doesn't give a specific example of how a change was made due to feedback.
64. Board, leadership, staff makeup	2+ categories 50% and above	1 category 50% and above	0 categories 50% and above	<b>3</b>	<b>0</b>	
<b>Application Bonus</b>				<b>15</b>	<b>6</b>	
<b>Deductions</b>						
66. Participates in CoC Committees and/or Workgroups	No participation	1-2 committees or workgrups	3+ committees or workgroups	<b>2</b>	<b>0</b>	
67. Attendance at Mandatory CoC Trainings	1 or less trainings	2 trainings	3 trainings	<b>2</b>	<b>0</b>	
68. Participates in annual PIT Count	No		Yes	<b>1</b>	<b>0</b>	
69. Sustainabilty Plan	No plan to fundraise or transition clients.		Plan outlines fundraising efforts and transition clients.	<b>10</b>	<b>0</b>	
<b>Application Deductions</b>				<b>15</b>	<b>0</b>	
<b>TOTAL APPLICATION SCORE</b>				<b>100</b>	<b>82</b>	

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**ATLANTA COC**

FY23 CoC Program  
**PRIORITY LISTING**

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5 new projects including 2 new agencies  
\$12,995,247 total funding request

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**Atlanta CoC FY23 Priority Listing**

Applicant Name	Project Name	Grant Number	Project Type	Request	Funding	Tier	Score	Rank	Tier 1 Total	ARD
Georgia Housing and Finance Authority	Quest 35 S+CR	GA0244L4B002210	PH	\$405,256	ARD Renewal	1	94	1	\$10,204,401	\$10,972,474
Partnership Against Domestic Violence	PADV PH Project - City of Atlanta	GA0262L4B002209	PH	\$206,906	ARD Renewal	1	94	2		
Georgia Housing and Finance Authority	Phoenix House S+CR	GA0131L4B002214	PH	\$308,283	ARD Renewal	1	93	3		
Project Community Connections, Inc.	PCCI Rapid Rehousing City of Atlanta	GA0314L4B002207	PH	\$453,605	ARD Renewal	1	91	4		
CaringWorks, Inc.	CaringWorks RISE Atlanta	GA0254L4B002209	PH	\$860,394	ARD Renewal	1	89	5		
Georgia Housing and Finance Authority	Caring Works ATL S+_C	GA0243L4B002210	PH	\$255,982	ARD Renewal	1	89	6		
Georgia Housing and Finance Authority	Atlanta HMIS	GA0001L4B002214	HMIS	\$289,884	ARD Renewal	1	Not Scored	7		
Georgia Housing and Finance Authority	Caring Works S+CR	GA0132L4B002214	PH	\$177,172	ARD Renewal	1	86	8		
Hope thru Soap, Inc.	ATL YHDP HTS Empowerment	GA0436Y4B002000	SSO	\$90,750	ARD Renewal	1	Not Scored	9		
Hope thru Soap, Inc.	ATL YHDP HTS Navigation	GA0437Y4B002000	SSO	\$66,000	ARD Renewal	1	Not Scored	10		
Hope thru Soap, Inc.	ATL YHDP HTS Outreach	GA0434Y4B002000	SSO	\$60,500	ARD Renewal	1	Not Scored	11		
Partners for HOME, Inc.	Coordinated Entry	GA0331L4B002206	SSO	\$140,000	ARD Renewal	1	Not Scored	12		
Partners for HOME, Inc.	DV Coordinated Entry	GA0401D4B002203	SSO	\$180,000	ARD Renewal	1	Not Scored	13		
Partners for HOME, Inc.	DV Rapid Rehousing	GA0418D4B002201	PH	\$422,306	ARD Renewal	1	86	14		
Partners for HOME, Inc.	Family PSH	GA0446L4B002200	PH	\$563,790	ARD Renewal	1	86	15		
Partners for HOME, Inc.	River Edge PSH	GA0419T4B002201	PH	\$1,256,920	ARD Renewal	1	86	16		
Quest Community Development Organizati	PH15	GA0274L4B002208	PH	\$287,319	ARD Renewal	1	86	17		
Youth Empowerment Success Services	ATL YHDP JOINT TH RRH	GA0435Y4B002000	Joint TH & PH-RRH	\$993,374	ARD Renewal	1	Not Scored	18		
Quest Community Development Organizati	PH25	GA0267L4B002210	PH	\$419,119	ARD Renewal	1	85	19		
CaringWorks, Inc.	Shamrock SHP	GA0153L4B002211	PH	\$235,624	ARD Renewal	1	84	20		
Georgia Housing and Finance Authority	Welcome House S+CR	GA0027L4B002215	PH	\$469,891	ARD Renewal	1	84	21		
Quest Community Development Organizati	Quest Village II	GA0175L4B002210	PH	\$345,802	ARD Renewal	1	83	22		
3Keys, Inc.	A Way Home	GA0275L4B002208	PH	\$469,341	ARD Renewal	1	81	23		
Georgia Housing and Finance Authority	Presley Woods S+CR	GA0030L4B002215	PH	\$223,422	ARD Renewal	1	81	24		
Our House, Inc.	Family Housing Preservation Project: City Of Atlanta	GA0416D4B002201	PH	\$445,804	ARD Renewal	1	81	25		
Covenant House Georgia, Inc	CHGA Pathways to Independence	GA0368L4B002204	PH	\$175,974	ARD Renewal	1	79	26		
CaringWorks, Inc.	CaringWorks RISE II Atlanta	GA0349L4B002205	PH	\$239,106	ARD Renewal	1	78	27		
Partners for HOME, Inc.	Mercy Care PSH	GA0351L4B002205	PH	\$161,877	ARD Renewal	1	78	28		
<b>Tier 1 Total (93% ARD)</b>				<b>\$10,204,401</b>						
Partners for HOME, Inc.	Mercy Care PSH	GA0351L4B002205	PH	\$180,955	ARD Renewal	2	78	28		
Partners for HOME, Inc.	Atlanta CoC PSH	GA0369L4B002203	PH	\$587,118	ARD Renewal	2	70	29		
Georgia Harm Reduction	Access to Housing Program		PH	\$168,851	CoC Bonus New	2	97	30	CoC Bonus Total	DV Bonus Total
Nicholas House	Homeless to Homes (H2H) RRH Program		PH	\$305,644	CoC Bonus New	2	95	31	\$768,073.00	\$708,076
Partners for HOME, Inc.	Coordinated Entry		SSO	\$293,578	CoC Bonus New	2	95	32		
Partners for HOME, Inc.	DV Coordinated Entry Expansion		SSO	\$191,144	DV Bonus New	2	95	33		
Partnership Against Domestic Violence	PADV COA CoC RRH Expansion		PH	\$516,932	DV Bonus New	2	88	34		
Partners for HOME, Inc.	Planning			\$548,624	Planning		Not Ranked			
<b>FY23 TOTAL Request</b>				<b>\$12,995,247</b>						
Push Ministry	PUSH Ministry PSH		PH	\$0			63	Rejected		
CHRIS 180	Changing Directions Through Collaborations		PH	\$0			53	Rejected		

2023 HDX Competition Report  
**PIT Count Data for GA-500 - Atlanta CoC**

**Total Population PIT Count Data**

	2020 PIT	2021 PIT *	2022 PIT	2023 PIT
Total Sheltered and Unsheltered Count	<b>3240</b>	<b>2935</b>	<b>2017</b>	<b>2679</b>
Emergency Shelter Total	1,319	1,392	724	1333
Safe Haven Total	0	0	0	0
Transitional Housing Total	982	604	640	608
Total Sheltered Count	<b>2301</b>	<b>1996</b>	<b>1364</b>	<b>1941</b>
Total Unsheltered Count	<b>939</b>	<b>939</b>	<b>653</b>	<b>738</b>

**Chronically Homeless PIT Counts**

	2020 PIT	2021 PIT *	2022 PIT	2023 PIT
Total Sheltered and Unsheltered Count of Chronically Homeless Persons	<b>542</b>	<b>699</b>	<b>495</b>	<b>591</b>
Sheltered Count of Chronically Homeless Persons	249	406	191	205
Unsheltered Count of Chronically Homeless Persons	293	293	304	386

# 2023 HDX Competition Report

## PIT Count Data for GA-500 - Atlanta CoC

### Homeless Households with Children PIT Counts

	2020 PIT	2021 PIT *	2022 PIT	2023 PIT
Total Sheltered and Unsheltered Count of the Number of Homeless Households with Children	143	105	86	137
Sheltered Count of Homeless Households with Children	143	105	86	131
Unsheltered Count of Homeless Households with Children	0	0	0	6

### Homeless Veteran PIT Counts

	2011 PIT	2020 PIT	2021 PIT *	2022 PIT	2023 PIT
Total Sheltered and Unsheltered Count of the Number of Homeless Veterans	1237	322	292	250	241
Sheltered Count of Homeless Veterans	803	221	191	184	161
Unsheltered Count of Homeless Veterans	434	101	101	66	80

\*For CoCs that did not conduct an unsheltered count in 2021, 2020 data were used.

# 2023 HDX Competition Report

## HIC Data for GA-500 - Atlanta CoC

### HMIS Bed Coverage Rates

Project Type	Total Year-Round, Current Beds	Total Current, Year-Round, HMIS Beds	Total Year-Round, Current, Non-VSP Beds*	HMIS Bed Coverage Rate for Year-Round Beds	Total Year-Round, Current VSP Beds in an HMIS Comparable Database	Total Year-Round, Current, VSP Beds**	HMIS Comparable Bed Coverage Rate for VSP Beds	Total Current, Year-Round, HMIS Beds and VSP Beds in an HMIS Comparable Database	HMIS and Comparable Database Coverage Rate
ES Beds	1,677	1,441	1,641	87.81%	36	36	100.00%	1,477	88.07%
SH Beds	0	0	0	NA	0	0	NA	0	NA
TH Beds	808	788	808	97.52%	0	0	NA	788	97.52%
RRH Beds	559	536	536	100.00%	23	23	100.00%	559	100.00%
PSH Beds	1,827	1,513	1,827	82.81%	0	0	NA	1,513	82.81%
OPH Beds	354	354	354	NA	0	0	NA	354	100.00%
Total Beds	5,225	4,632	5,166	89.66%	59	59	100.00%	4,691	89.78%

2023 HDX Competition Report  
HIC Data for GA-500 - Atlanta CoC

# 2023 HDX Competition Report

## HIC Data for GA-500 - Atlanta CoC

**Notes**

\*For OPH Beds, this does NOT include any beds that are Current, Non-VSP, Non-HMIS, and EHV-funded.

\*\*For OPH Beds, this does NOT include any beds that are Current, VSP, Non-HMIS, and EHV-funded.

In the HIC, "Year-Round Beds" is the sum of "Beds HH w/o Children", "Beds HH w/ Children", and "Beds HH w/ only Children". This does not include Overflow ("O/V Beds") or Seasonal Beds ("Total Seasonal Beds").

In the HIC, Current beds are beds with an "Inventory Type" of "C" and not beds that are Under Development ("Inventory Type" of "U").

### PSH Beds Dedicated to Persons Experiencing Chronic Homelessness

Chronically Homeless Bed Counts	2020 HIC	2021 HIC	2022 HIC	2023 HIC
Number of CoC Program and non-CoC Program funded PSH beds dedicated for use by chronically homeless persons identified on the HIC	1687	1952	1764	1528

### Rapid Rehousing (RRH) Units Dedicated to Persons in Household with Children

Households with Children	2020 HIC	2021 HIC	2022 HIC	2023 HIC
RRH units available to serve families on the HIC	170	187	158	83

### Rapid Rehousing Beds Dedicated to All Persons

All Household Types	2020 HIC	2021 HIC	2022 HIC	2023 HIC
RRH beds available to serve all populations on the HIC	710	956	1024	559

2023 HDX Competition Report  
HIC Data for GA-500 - Atlanta CoC

# 2023 HDX Competition Report

## FY2022 - Performance Measurement Module (Sys PM)

### Summary Report for GA-500 - Atlanta CoC

#### Measure 1: Length of Time Persons Remain Homeless

This measures the number of clients active in the report date range across ES, SH (Metric 1.1) and then ES, SH and TH (Metric 1.2) along with their average and median length of time homeless. This includes time homeless during the report date range as well as prior to the report start date, going back no further than October, 1, 2012.

**Metric 1.1:** Change in the average and median length of time persons are homeless in ES and SH projects.  
**Metric 1.2:** Change in the average and median length of time persons are homeless in ES, SH, and TH projects.

a. This measure is of the client's entry, exit, and bed night dates strictly as entered in the HMIS system.

	Universe (Persons)		Average LOT Homeless (bed nights)			Median LOT Homeless (bed nights)		
	Submitted FY 2021	FY 2022	Submitted FY 2021	FY 2022	Difference	Submitted FY 2021	FY 2022	Difference
1.1 Persons in ES and SH	5987	5557	72	62	-10	30	27	-3
1.2 Persons in ES, SH, and TH	7137	6739	115	99	-16	46	38	-8

b. Due to changes in DS Element 3.17, metrics for measure (b) will not be reported in 2016.

This measure includes data from each client's "Length of Time on Street, in an Emergency Shelter, or Safe Haven" (Data Standards element 3.17) response and prepends this answer to the client's entry date effectively extending the client's entry date backward in time. This "adjusted entry date" is then used in the calculations just as if it were the client's actual entry date.

NOTE: Due to the data collection period for this year's submission, the calculations for this metric are based on the data element 3.17 that was active in HMIS from 10/1/2015 to 9/30/2016. This measure and the calculation in the SPM specifications will be updated to reflect data element 3.917 in time for next year's submission.

2023 HDX Competition Report  
**FY2022 - Performance Measurement Module (Sys PM)**

	Universe (Persons)		Average LOT Homeless (bed nights)			Median LOT Homeless (bed nights)		
	Submitted FY 2021	FY 2022	Submitted FY 2021	FY 2022	Difference	Submitted FY 2021	FY 2022	Difference
1.1 Persons in ES, SH, and PH (prior to "housing move in")	7192	6292	669	625	-44	277	191	-86
1.2 Persons in ES, SH, TH, and PH (prior to "housing move in")	8312	7466	678	631	-47	275	206	-69

# 2023 HDX Competition Report

## FY2022 - Performance Measurement Module (Sys PM)

### Measure 2: The Extent to which Persons who Exit Homelessness to Permanent Housing Destinations Return to Homelessness

This measures clients who exited SO, ES, TH, SH or PH to a permanent housing destination in the date range two years prior to the report date range. Of those clients, the measure reports on how many of them returned to homelessness as indicated in the HMIS for up to two years after their initial exit.

	Total # of Persons who Exited to a Permanent Housing Destination (2 Years Prior)	Returns to Homelessness in Less than 6 Months		Returns to Homelessness from 6 to 12 Months		Returns to Homelessness from 13 to 24 Months		Number of Returns in 2 Years	
		FY 2022	% of Returns	FY 2022	% of Returns	FY 2022	% of Returns	FY 2022	% of Returns
Exit was from SO	864	76	9%	36	4%	47	5%	159	18%
Exit was from ES	791	98	12%	37	5%	45	6%	180	23%
Exit was from TH	471	29	6%	27	6%	28	6%	84	18%
Exit was from SH	0	0		0		0		0	
Exit was from PH	1373	28	2%	21	2%	20	1%	69	5%
TOTAL Returns to Homelessness	3499	231	7%	121	3%	140	4%	492	14%

### Measure 3: Number of Homeless Persons

#### Metric 3.1 – Change in PIT Counts

## 2023 HDX Competition Report

### FY2022 - Performance Measurement Module (Sys PM)

This measures the change in PIT counts of sheltered and unsheltered homeless person as reported on the PIT (not from HMIS).

	January 2021 PIT Count	January 2022 PIT Count	Difference
Universe: Total PIT Count of sheltered and unsheltered persons		2017	
Emergency Shelter Total	1392	724	-668
Safe Haven Total	0	0	0
Transitional Housing Total	604	640	36
Total Sheltered Count	1996	1364	-632
Unsheltered Count		653	

### Metric 3.2 – Change in Annual Counts

This measures the change in annual counts of sheltered homeless persons in HMIS.

	Submitted FY 2021	FY 2022	Difference
Universe: Unduplicated Total sheltered homeless persons	7226	6888	-338
Emergency Shelter Total	6190	5770	-420
Safe Haven Total	0	0	0
Transitional Housing Total	1549	1643	94

# 2023 HDX Competition Report

## FY2022 - Performance Measurement Module (Sys PM)

### Measure 4: Employment and Income Growth for Homeless Persons in CoC Program-funded Projects

Metric 4.1 – Change in earned income for adult system stayers during the reporting period

	Submitted FY 2021	FY 2022	Difference
Universe: Number of adults (system stayers)	491	514	23
Number of adults with increased earned income	12	24	12
Percentage of adults who increased earned income	2%	5%	3%

Metric 4.2 – Change in non-employment cash income for adult system stayers during the reporting period

	Submitted FY 2021	FY 2022	Difference
Universe: Number of adults (system stayers)	491	514	23
Number of adults with increased non-employment cash income	151	149	-2
Percentage of adults who increased non-employment cash income	31%	29%	-2%

Metric 4.3 – Change in total income for adult system stayers during the reporting period

	Submitted FY 2021	FY 2022	Difference
Universe: Number of adults (system stayers)	491	514	23
Number of adults with increased total income	160	170	10
Percentage of adults who increased total income	33%	33%	0%

# 2023 HDX Competition Report

## FY2022 - Performance Measurement Module (Sys PM)

Metric 4.4 – Change in earned income for adult system leavers

	Submitted FY 2021	FY 2022	Difference
Universe: Number of adults who exited (system leavers)	183	163	-20
Number of adults who exited with increased earned income	25	21	-4
Percentage of adults who increased earned income	14%	13%	-1%

Metric 4.5 – Change in non-employment cash income for adult system leavers

	Submitted FY 2021	FY 2022	Difference
Universe: Number of adults who exited (system leavers)	183	163	-20
Number of adults who exited with increased non-employment cash income	52	44	-8
Percentage of adults who increased non-employment cash income	28%	27%	-1%

Metric 4.6 – Change in total income for adult system leavers

	Submitted FY 2021	FY 2022	Difference
Universe: Number of adults who exited (system leavers)	183	163	-20
Number of adults who exited with increased total income	72	63	-9
Percentage of adults who increased total income	39%	39%	0%

# 2023 HDX Competition Report

## FY2022 - Performance Measurement Module (Sys PM)

### Measure 5: Number of persons who become homeless for the 1st time

Metric 5.1 – Change in the number of persons entering ES, SH, and TH projects with no prior enrollments in HMIS

	Submitted FY 2021	FY 2022	Difference
Universe: Person with entries into ES, SH or TH during the reporting period.	6164	6049	-115
Of persons above, count those who were in ES, SH, TH or any PH within 24 months prior to their entry during the reporting year.	1389	1317	-72
Of persons above, count those who did not have entries in ES, SH, TH or PH in the previous 24 months. (i.e. Number of persons experiencing homelessness for the first time)	4775	4732	-43

Metric 5.2 – Change in the number of persons entering ES, SH, TH, and PH projects with no prior enrollments in HMIS

	Submitted FY 2021	FY 2022	Difference
Universe: Person with entries into ES, SH, TH or PH during the reporting period.	7546	7034	-512
Of persons above, count those who were in ES, SH, TH or any PH within 24 months prior to their entry during the reporting year.	1771	1683	-88
Of persons above, count those who did not have entries in ES, SH, TH or PH in the previous 24 months. (i.e. Number of persons experiencing homelessness for the first time.)	5775	5351	-424

## 2023 HDX Competition Report

### FY2022 - Performance Measurement Module (Sys PM)

#### Measure 6: Homeless Prevention and Housing Placement of Persons defined by category 3 of HUD's Homeless Definition in CoC Program-funded Projects

This Measure is not applicable to CoCs in FY2022 (Oct 1, 2021 - Sept 30, 2022) reporting period.

#### Measure 7: Successful Placement from Street Outreach and Successful Placement in or Retention of Permanent Housing

Metric 7a.1 – Change in exits to permanent housing destinations

	Submitted FY 2021	FY 2022	Difference
Universe: Persons who exit Street Outreach	3089	2015	-1074
Of persons above, those who exited to temporary & some institutional destinations	634	462	-172
Of the persons above, those who exited to permanent housing destinations	384	483	99
% Successful exits	33%	47%	14%

Metric 7b.1 – Change in exits to permanent housing destinations

# 2023 HDX Competition Report

## FY2022 - Performance Measurement Module (Sys PM)

	Submitted FY 2021	FY 2022	Difference
Universe: Persons in ES, SH, TH and PH-RRH who exited, plus persons in other PH projects who exited without moving into housing	6212	5922	-290
Of the persons above, those who exited to permanent housing destinations	1765	1211	-554
% Successful exits	28%	20%	-8%

### Metric 7b.2 – Change in exit to or retention of permanent housing

	Submitted FY 2021	FY 2022	Difference
Universe: Persons in all PH projects except PH-RRH	2282	2201	-81
Of persons above, those who remained in applicable PH projects and those who exited to permanent housing destinations	2161	1994	-167
% Successful exits/retention	95%	91%	-4%

# 2023 HDX Competition Report

## FY2022 - SysPM Data Quality

### GA-500 - Atlanta CoC

	All ES, SH			All TH			All PSH, OPH			All RRH			All Street Outreach		
	Submitted FY2020	Submitted FY2021	FY2022	Submitted FY2020	Submitted FY2021	FY2022									
1. Number of non-DV Beds on HIC	1528	1698	1182	1203	1022	925	1965	2209	2366	679	917	1001			
2. Number of HMIS Beds	1448	1650	1119	983	900	885	1660	1862	1972	679	917	1001			
3. HMIS Participation Rate from HIC ( % )	94.76	97.17	94.67	81.71	88.06	95.68	84.48	84.29	83.35	100.00	100.00	100.00			
4. Unduplicated Persons Served (HMIS)	5476	6353	5907	2507	2014	2124	2773	2853	2791	2606	2895	1993	1859	1497	1838
5. Total Leavers (HMIS)	4492	5483	4854	1839	1031	1196	521	540	576	1288	1537	1148	1433	967	1332
6. Destination of Don't Know, Refused, or Missing (HMIS)	1426	1966	2364	612	225	334	86	94	181	89	119	102	479	93	192
7. Destination Error Rate (%)	31.75	35.86	48.70	33.28	21.82	27.93	16.51	17.41	31.42	6.91	7.74	8.89	33.43	9.62	14.41

2023 HDX Competition Report  
**FY2022 - SysPM Data Quality**

# 2023 HDX Competition Report

## Submission and Count Dates for GA-500 - Atlanta CoC

### Date of PIT Count

	Date	Received HUD Waiver
Date CoC Conducted 2023 PIT Count	1/23/2023	

### Report Submission Date in HDX

	Submitted On	Met Deadline
2023 PIT Count Submittal Date	4/26/2023	Yes
2023 HIC Count Submittal Date	4/26/2023	Yes
2022 System PM Submittal Date	2/27/2023	Yes



U.S. Department of Urban and Housing Development

**September 24, 2023**

To Whom it May Concern:

This letter serves as written confirmation that Partners for HOME will pair its CoC housing vouchers awarded by Atlanta Housing, with the new "Access to Housing" project submitted by Georgia Harm Reduction as part of the FY23 HUD CoC Program Competition. As the Collaborative Applicant for the Atlanta CoC, Partners for HOME is confirming:

- 45 CoC "FLOW" housing vouchers will be paired with the new project.
- An anticipated period of 9/1/2024 through 8/31/2025, which can change based on the actual start date of the HUD award.
- An estimated value of the vouchers at \$650,000 annually for one-bedroom units for 45 households. This number may fluctuate based on fair market rates.

We thank you for your consideration and are happy to provide any additional information needed as part of HUD's review.

Sincerely,

A handwritten signature in black ink that reads "Cathryn Vassell". The signature is fluid and cursive.

Cathryn Vassell

**Chief Executive Officer, Partners for HOME**



ALPHA CONSULTING CCK. LLC

September 20, 2023

Alpha Consulting CCK, LLC  
2636 Fairburn Road SW  
Atlanta, Georgia 30331

Nicholas House, Inc.  
Jannan Thomas  
Executive Director  
P.O. Box 15577  
Atlanta, GA 30333

Dear Ms. Thomas:

This letter certifies that Alpha Consulting CCK, LLC will provide healthcare services by connecting an average of 75 Nicholas House families (225 individuals) at the approximate rate of \$350 per client, per year. The total annual value of this service is approximately \$78,750 and will be available each year of grant term as awarded by HUD.

Alpha Consulting CCK, LLC has been providing health services to at-risk, homeless, and socio-economically-disadvantaged families in the metro-Atlanta area for more than 10 years. Dr. Branch and team help families to resolve interpersonal trauma, reduce family conflict, learn strategies to communicate effectively, promote community uplift, and other benefits that will cultivate strong relational bonds. Additionally, the Program provides individual and group counseling for families, life skills classes, and general physical health screenings. Alpha Consulting CCK, LLC staff consists of registered nurses, licensed therapists, and master's degree social workers with a collective experience of over 30 years of expertise and experience in their respective fields.

Nicholas House and Alpha Consulting CCK, LLC established a commitment for the Program to provide healthcare services to Nicholas House program participants. The services provided by Alpha Consulting CCK, LLC offer a tremendous benefit to helping families acquire the necessary health supports to ensure long-term housing sustainability and family well-being.

Sincerely,

**Dr. Kent Branch**  
Chief Executive Officer  
Alpha Consulting CCK, LLC  
[Acscck@gmail.com](mailto:Acscck@gmail.com)  
770.289.5191