



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center  
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OFFICE OF PUBLIC HOUSING

JUL 02 2008

Ms. Renee Lewis Glover  
Executive Director  
Atlanta Housing Authority  
230 John Wesley Dobbs Avenue N. E.  
Atlanta, Georgia 30303

Dear Ms. Glover:

The Department has reviewed the Atlanta Housing Authority's (AHA) application for the demolition of 1 non-dwelling building, 24 dwelling buildings containing 199 units and 3 non-dwelling units at Hollywood Courts GA006000200, 3 dwelling buildings containing 348 dwelling units and 2 non-dwelling units at Thomasville Heights, GA006000170, 1 non-dwelling building, 30 dwelling buildings containing 273 units at Herndon Homes, GA006000592 and 5 non-dwelling buildings, 55 dwelling buildings containing 385 dwelling units and 1 non-dwelling units at Bankhead Courts, GA006000280.

On March 6, 2008, the SAC received two applications from the AHA for the demolition of all units and structures at Thomasville Heights and Herndon Homes; the remaining two applications for Hollywood Courts and Bankhead Courts were received by the SAC on March 17, 2008. Supplemental information was received through June 12, 2008.

I am pleased to approve your request to demolish 1 non-dwelling building, 24 dwelling buildings containing 199 units and 3 non-dwelling units at Hollywood Courts GA006000200, 3 dwelling buildings containing 348 dwelling units and 2 non-dwelling units at Thomasville Heights, GA006000170, 1 non-dwelling building, 30 dwelling buildings containing 273 units at Herndon Homes, GA006000592 and 5 non-dwelling buildings, 55 dwelling buildings containing 385 dwelling units and 1 non-dwelling units at Bankhead Courts, GA006000280, as described in the application and identified below. This approval does not imply approval of a request for additional funding, which AHA must make separately under the program that makes available funding for this purpose.

Approval of your application is based on the Department's understanding of your submission, as outlined in the enclosed memorandum from me to the HUD Atlanta Regional Office. The HUD Atlanta Regional Office has been informed of this approval. Its staff is available to provide any technical assistance necessary for your agency to proceed with the demolition.

24 CFR Part 970.31 eliminated the requirement for one-for-one replacement of public housing units. Therefore, the AHA is not required to provide for replacement housing, and the Department is under no obligation to fund replacement housing.

Please be aware that the demolition of these units will affect your operating subsidy eligibility significantly. Please contact your financial analyst at the HUD Atlanta Regional Office for additional information on how to apply these criteria to your particular case.

Please make sure that your annual formula characteristics report is updated properly to reflect these changes. Vacant units approved for Section 18 action may not be reoccupied.

The HUD Atlanta Regional Office of Public Housing will prepare an amendment to the Annual Contributions Contract to reflect the decrease in units, resulting from this demolition, if needed.

If you are interested in applying for housing choice vouchers for relocation in connection with the units approved for demolition, you must submit an application to the HUD Atlanta Regional Office of Public Housing for review and approval in accordance with the procedures in HUD Notice 2007-10, or HUD's current Notice outlining the application procedures.

In accordance with 24 CFR Part 970.35 of the regulation, your agency is required to inform the HUD Atlanta Regional Office of the status of the project (i.e., delays, actual demolition or other problems). When the demolition has been achieved, please submit a report to the HUD Atlanta Regional Office confirming the action and certifying compliance with all applicable requirements. Files must be maintained which are sufficient for audit purposes and must be made available upon request.

The AHA will be notified by the SAC once the units that are approved in this application are returned to "initial approval completed" in PIC. This will allow the AHA to create an electronic application so that the "actual" dates of demolition can be entered directly into the Inventory Removals sub-module. The HUD Atlanta Regional Office must approve this data so that the status of the units in PIC is changed to "removed from inventory."

As you start the process of implementation, I urge you to continue to maintain an open dialogue with your residents and local officials. If you have to modify your plans, the HUD Atlanta Regional Office stands ready to assist you.

Sincerely,

A handwritten signature in black ink, appearing to read "Ainars Rodins". The signature is fluid and cursive, with a prominent initial "A" and "R".

Ainars Rodins, P.E.  
Director

Enclosure