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230 John Wesley Dobbs Avenue
Atlanta, GA 30303-2421

2025

Scholars Landing Ashley II Reoccupancy Plan

FOR FORMER UNIVERSITY HOMES HOUSEHOLDS

MAY 14, 2025 VERSION



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PART I. INTRODUCTION

On September 28, 2015, Atlanta Housing (AH) was awarded a \$30 million 2014/2015 Choice Neighborhoods (CN) Implementation Grant to revitalize the former University Homes public housing into a vibrant mixed-income community to support revitalization of the three surrounding neighborhoods (Atlanta University Center, Ashview Heights and Vine City). As part of the University Homes revitalization, the site has been renamed Scholars Landing. Integral Development, LLC (“Integral”) is the housing developer and Integral Property Management, LLC will manage the property. AH’s CN program is called Choice Atlanta.

The primary objective of the Scholars Landing Reoccupancy Plan is to outline the Former University Homes (FUH) residents’ Right of Return eligibility, reoccupancy assistance, and other considerations for the lease-up of Replacement Housing Units at the new Scholars Landing site.

This Reoccupancy Plan is subject to AH’s Amended and Restated Statement of Corporate Policies (Statement of Corporate Policies) which is the controlling policy document governing rental assistance programs administered by AH.

PART II. DEFINITION OF KEY TERMS

FORMER UNIVERSITY HOMES (FUH) HOUSEHOLDS. These are original heads of households who were under a valid lease at the former University Homes site and were part of the AH-sponsored relocation from University Homes starting in 2006. FUH Households also include original households that were split during the AH-sponsored relocation due to household size or other eligible reasons.

REOCCUPANCY. Reoccupancy is an opportunity for eligible FUH heads of households to return and live at Scholars Landing.

REPLACEMENT HOUSING UNITS. This is the 229 AH-assisted replacement rental units at Scholars Landing associated with the CN grant. The following table provides the rental phases, the number of Replacement Housing units, and the anticipated initial lease-up date on completed units:

PHASE	ANTICIPATED DATE FOR <u>START OF</u> INITIAL LEASE-UP	AH-ASSISTED REPLACEMENT HOUSING UNITS
Oasis at Scholars Landing (Senior)	Completed 2015	60
Ashley I A/B (Multifamily)	Completed January 2020 / December 2019	54
Ashley I C (Multifamily)	Completed December 2022	25
Ashley II (Multifamily)	Lease applications starting in May 2025	90
TOTAL		229



SCHOLARS LANDING. This is the site of the former University Homes public housing community, which was demolished in 2009 after receiving HUD demolition approval. In addition to the Replacement Housing Units described above, the following are other rental units available by phase at the site:

Additional Rental Unit Types**	Ashley I A/B	Ashley I C	Ashley II	TOTAL
CN Workforce Units	54	25	0	79
Low Income Housing Tax Credit (LIHTC)	0	0	24	24
Market Rate Units	27	22	98	147
TOTAL	81	47	122	250

Additional Rental Unit Types**

CN Workforce Units – Affordable rental units for households with incomes at or above 80% to 120% of Area Median Income (AMI).

LIHTC Units – Affordable rental units for households with incomes at or below 60% of AMI.

Market Rate Units – Rental units that have no income restrictions.

RIGHT OF RETURN PREFERENCE. FUH Households who wish to return to Replacement Housing at Scholars Landing have first Right of Return during initial-lease-up of each completed phase if they were lease-compliant at the time of relocation from University Homes and continue to remain lease-compliant.

The relocation period is the time of relocation from University Homes, up until the time that a FUH Household's lease application for Replacement Housing unit at Scholars Landing is approved by Integral property management.

A returning FUH Household shall be provided "first priority" preference for occupancy before Replacement Housing Units are made available to any other eligible household. This preference remains available until the initial lease-up of the Replacement Housing units. **The Ashley II phase is the final opportunity for FUH Households to have first priority preference during initial lease-up.**

It should be noted that the Right of Return is not a requirement and FUH Households can choose to remain in their current housing and not return to Scholars Landing.

RIGHT OF RETURN FOR SPLIT HOUSEHOLDS. If a FUH Household was "rightsized" (i.e., split into two separate households) at the time of relocation from University Homes, the original head of household will have the first Right of Return; after which any remaining available units can be offered to the second household. If no units are available for the second household, the second household will be moved to Integral's site-based waiting list. Split households must remain lease-compliant from the time they were relocated from University Homes to remain eligible for Reoccupancy.

By the end of the CN grant, the site will include 479 mixed-income rental units. There are also plans for a homeownership phase (slated to include 40 townhomes and 38 condominiums), of which 20 percent of these units (16 units) will be affordable to persons at or below 80% of Area Median Income (\$91,350 for 2025).





Figure 1: Scholars Landing Site Plan

PART III. INVITATION TO RETURN

NOTIFICATION. AH will send an initial Reoccupancy Letter and Survey to eligible FUH Households inviting them to return as each phase at Scholars Landing nears completion. After the initial mailing, two additional attempts (letter with survey) will be mailed inviting FUH Households to return. Each mailing will include a pre-addressed, stamped envelope for residents to mail back their survey response.

The initial mailing and two (2) subsequent attempts will go out a few months prior to the anticipated completion of each phase. AH's Reoccupancy Team will be responsible for sending out the mailings, receiving and analyzing the completed surveys.

AH shall make reasonable efforts to ensure that the invitation to return letters, and other important notices are provided in writing. **FUH Households are responsible for ensuring that AH has their current address and contact information.**

INVITATION LETTER AND SURVEY. The invitation letter will include instructions for FUH Households notifying AH of their interest in returning by completing the enclosed survey. FUH Households must exercise their Right of Return by completing and submitting the survey to AH's Reoccupancy Team in the time and manner specified in the letter.

If a FUH Household completes and returns the survey expressing an interest in returning, a member of AH's Reoccupancy Team and/or Integral's Property Management Team will contact the Household on next steps. Follow-up will occur after survey responses are received.

FUH Households who elect not to return to the phase identified in the invitation letter and survey or fail to respond in the time and manner specified, will be deemed to have permanently waived the Right of Return for the phase in which the invitation letter was sent.

If a FUH Household completes the survey electing not to return to any phase at Scholars Landing, they will no longer be contacted and will have waived their Right of Return preference. If the Household later changes their mind, the FUH household needs to contact AH's Reoccupancy Team by calling 404-541-5866 or emailing Choice@atlantahousing.org immediately to determine eligibility for reinstatement of the Right of Return preference.



PART IV. LEASING CONSIDERATIONS

All FUH Households interested in returning to Scholars Landing are subject to the current leasing policies found in AH's Statement of Corporate Policies and requirements by Integral Property Management. The following outlines some eligibility requirements frequently asked about by residents:

LEASE COMPLIANCE. To qualify for the Right of Return to Replacement Housing described in this Reoccupancy Plan, FUH Households must have been lease compliant at the time of departure from University Homes prior to relocation and continue to remain lease compliant.

UNIT AVAILABILITY. A FUH Household's return is subject to the availability of an approved unit size for the household to include units that meet Uniform Federal Accessibility Standards ("UFAS Units"). Available UFAS Units will be assigned to eligible FUH Households who provide acceptable verification that they require the special features of such unit due to a mobility and physical limitation.

WORK/PROGRAM PARTICIPATION REQUIREMENT COMPLIANCE. FUH Households must be and remain in compliance with AH's Work/Program Participation Requirement.

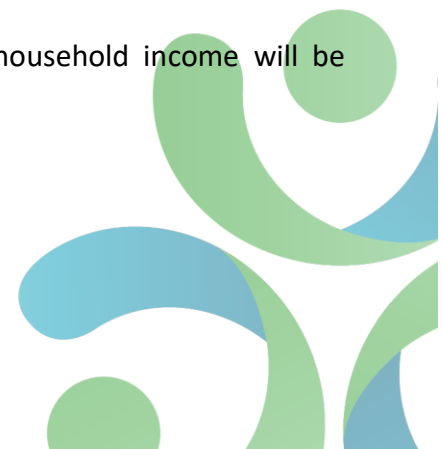
REVIEW OF CRIMINAL HISTORY. A criminal history record check will be conducted for all prospective FUH household members eighteen (18) years of age or older for the last seven (7) years. The review of each criminal history will center on whether the applicant's criminal history indicates the applicant's future behavior may reasonably pose a threat to the health, safety, peaceful enjoyment, or welfare of other residents of the revitalized community or offsite replacement housing community, or of AH's or management's agents, owners, or employees.

REVIEW OF RENTAL HISTORY. A review of current and past lease compliance will be conducted to look at the FUH household's history with landlords, including a review of the number of delinquent or late rental payments, dispossessory warrants, evictions, and other rental history actions.

REVIEW OF CREDIT HISTORY. A review of the FUH Household's credit history as it relates to the FUH household's payment history with creditors, particularly housing providers, will be conducted. FUH households must also be able to obtain utilities in their name.

HOME INSPECTION REVIEW. AH and/or Integral reserves the right to conduct a home inspection review to determine the ability of the FUH household to meet the housekeeping requirements at the revitalized community.

VERIFICATION OF INCOME ELIGIBILITY. A review and verification of the FUH household income will be conducted.



RELINQUISHING A TENANT BASED VOUCHER. FUH Households who are currently participating in AH's tenant-based Housing Choice Voucher (HCV) Program will not be able to keep their HCV upon accepting a Replacement Housing unit at Scholars Landing. If a FUH Household declines relinquishing their HCV, the FUH household forfeits their Right of Return for that phase.

Under special circumstances, eligible FUH Households may be able to use their tenant-based Housing Choice Voucher to lease CN Workforce, LIHTC only, or Market Rate rental units at Scholars Landing as determined by Integral and subject to AH's deconcentration limitations found in its Statement of Corporate Policies.

PART V. REOCCUPANCY AT SCHOLARS LANDING

PRIORITIZING FUH HOUSEHOLDS RETURN. AH and Integral may use any of the following to prioritize eligible FUH Households return to Scholars Landing:

- **Assistance to Persons with Disabilities** who require placement in Uniform Federal Accessibility Standards (UFAS) units
- **Unit Availability** based on approved bedroom size, determined at time of lease approval
- **Chronological Order** established by the date/time Integral approves a FUH resident's completed lease application
- **A Lottery System** may be established for tie-breaking or randomizing resident selection

RESIDENT NOTIFICATION OF REOCCUPANCY APPROVAL. Once an eligible FUH Households have completed their lease application, they will be notified by Integral of the application status and/or move-in approval.

PART VI. MOVING ASSISTANCE

MOVING COSTS. AH will assist eligible FUH households with moving expenses for the move back to the new Scholars Landing, up to \$2,000 per household. If it is necessary for eligible expenses to exceed the \$2,000 cap, a justification and supporting documentation will be required from the FUH Household for AH to consider for approval. Moving assistance will be managed by the AH Reoccupancy Team in coordination with Integral. Eligible moving assistance includes:

Residents may choose one of two options to move household goods to Scholars Landing:

1. **Self-Move.** Residents can opt to move themselves and be paid by AH for the cost of actual and reasonable moving expenses, subject to receipt of sufficient documentation.
2. **Utilize an AH-Approved Moving Company.** Residents can elect to have an AH-approved moving company pack and move FUH resident household goods. AH will assist in connecting FUH Households to approved movers and AH will pay the moving company directly.



FUH Households will be fully responsible for moving all of their own household furniture and goods without further assistance from AH. It is recommended that residents get insurance to cover the self-move as AH will not be responsible for damaged or lost household items as a result of self-moves.

AH will provide the necessary forms to complete cost estimates for the self-move, and FUH Households must provide AH with the completed form(s) for approval prior to incurring costs for a self-move. Failure to do so may result in the FUH Household not being fully paid. AH will pay FUH Households directly for approved moving expenses.

3. **Reconnection of Utilities.** AH will cover costs related to the reconnection of necessary utilities (e.g., telephone, electricity, internet, and cable) and/or transferring existing services. AH will also pay utility deposits if required by the utility provider if it is associated with the reconnection/transferring of utilities. AH will not pay for monthly utility fees, late fees, penalties, or outstanding/past-due balances on existing or closed accounts. FUH Households will be required to establish utility accounts in their own name. AH will develop and provide FUH Households with a schedule of allowable reconnection and transfer costs by local utility providers and will pay eligible costs directly to FUH Households.

LEASING INCENTIVE FEE (for Fees/Security Deposits). For FUH Households, AH will cover fees and deposits customarily charged by Integral in connection with the lease application. These fees and deposits will be paid in the form of a Leasing Incentive Fee (LIF) by AH to Integral on behalf of the returning FUH Households. Using its Moving to Work (MTW) flexibility, AH has established the LIF as a deconcentration strategy to provide a financial incentive to landlords who lease to relocating residents inside of AH's jurisdiction. In accepting the LIF, Integral must agree to waive the requirement of FUH Households paying deposits and fees associated with their lease application. Since the LIF is a fee and not a security deposit, FUH Households will not be entitled to reimbursement of the LIF paid to Integral if they decide at a future point to move from Scholars Landing.

Once FUH Households occupy a unit at Scholars Landing, Integral shall be entitled to charge FUH Households any usual or customary fees related to the ongoing occupancy of the unit, (e.g., pet fees, late fees for past due rent, etc.). Payment of these fees will be the responsibility of the FUH Household.

BREAKING A CURRENT LEASE

AH will work with FUH Households on breaking their lease with current landlords, if necessary once they have been approved to occupy a Replacement Housing Unit at Scholars Landing. AH will not pay for past-due rent payments or late charges due to the landlord/property manager by the FUH Households, or non-refundable security deposits.

ACCESSIBLE HOUSING FOR PERSONS WITH DISABILITIES

FUH Households with disabilities who require the features of accessible units will be assisted in being placed in units with accessibility features needed. FUH Households will have the opportunity to discuss any special accessibility needs with Integral during the lease application process.



SUPPORTIVE SERVICES. FUH Households have access to CN case managers and a variety of wrap-around services that include income and wealth building, health and wellness, and high-quality educational opportunities that support student academic achievement and life-long learning. These services have been available since the award of the CN grant and will continue to be available during the reoccupancy at Scholars Landing through grant closeout. Please speak to your Choice Atlanta case manager or call 404-541-5866 and leave a message.

PART VII. ADMINISTRATION

PAYMENTS TO HOUSEHOLDS – AH will provide advance payments to FUH Households (e.g., self-move expenses or utility deposits) associated with their reoccupancy at Scholars Landing based on payment requests that provide sufficient documentation. AH can help FUH Households complete payment requests as needed. The FUH Household shall be promptly notified by AH if any additional documentation is required to approve the payment request. Payment to FUH Households shall be disbursed within 30 days of the approved request.

APPEAL PROCESS – FUH Households may file a written appeal with AH in any case that a FUH resident believes that AH has failed to properly help or afford them benefits under this Reoccupancy Plan. AH will consider a written appeal regardless of the form.

- The FUH Household must file an appeal within 60 days after the receiving written notification of AH's determination on the claim.
- The FUH Household has a right to be represented by legal counsel or other representative in connection with his or her appeal, but solely at the FUH Household's expense.
- AH shall permit the FUH Household to inspect and copy all materials pertinent to his or her appeal, except materials which are classified as confidential by AH. AH may, however, impose reasonable conditions on the FUH Household's right to inspect, consistent with applicable laws.
- In deciding an appeal, AH shall consider all pertinent justification and other material submitted by the FUH Household, and all available information that is needed to ensure a fair and full review of the appeal.
- Promptly after receiving all information submitted by a FUH Household in support of an appeal, AH shall make a written determination on the appeal, including an explanation of the basis on which the decision was made, and furnish the FUH Household a copy. If the full relief requested is not granted, AH shall advise the FUH Household of his or her right to seek judicial review of AH's decision.



- The official conducting the review of the appeal shall be either AH's General Counsel, or an authorized designee. However, the official shall not have been directly involved in the action appealed.

PART VII. CERTIFICATION

This Reoccupancy Plan complies with requirements found in the U.S. Department of Housing and Urban Development's (HUD) CN Implementation Grant 2014/2015 Notice of Funding Availability, CN Implementation Grants Budget Guidance, and AH's CN Implementation Grant Agreement. It also incorporates a number of the Return Strategies found in HUD's Choice Neighborhoods Relocation and Return Best Practices document, dated July 1, 2019.

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FREQUENTLY ASKED QUESTIONS

1. **Q. What is Reoccupancy?**
A. Reoccupancy is an opportunity for eligible Former University Homes (FUH) Households to return and live at Scholars Landing. Scholars Landing is the new name for the former University Homes site which is the target site for Atlanta Housing's (AH) 2014/2015 Choice Neighborhoods (CN) Implementation Grant.
2. **Q. What rental phases at Scholars Landing is now available for Reoccupancy?**
A. Ashley II at Scholars Landing is the final rental phase that will start pre-leasing in May 2025 with FUH Households.
3. **Q. Who is the developer for Scholars Landing and who will be the property manager?**
A. The Integral Group, LLC is AH's developer and Integral Property Management, LLC will manage the property.
4. **Q. Will there be any assistance with moving costs and costs to transfer utilities?**
A. Relocation assistance will be available to eligible FUH Households who desire to return to Scholars Landing. The type of assistance available is described in the Scholars Landing Reoccupancy Plan.
5. **Q. What is the eligibility criteria for returning to the new Scholars Landing site?**
A. FUH Households must have been lease compliant at the time of departure from University Homes and continue to remain lease compliant. Refer to "Leasing Considerations" section of the Scholars Landing Reoccupancy Plan. Integral may also establish community-specific leasing criteria.
6. **Q. When will the Scholars Landing Reoccupancy Plan and eligibility criteria be available?**
A. The Scholars Landing Reoccupancy Plan is available on the www.cnatlanta.org website (under "Former Residents") and will be provided during Reoccupancy meetings held by the CN Reoccupancy team.
7. **Q. When does the eligibility process begin?**
A. For FUH households, Integral will begin the eligibility process during pre-leasing. For the Ashley II phase this will commence in May 2025. Integral will contact interested FUH Households once they receive a listing from the Reoccupancy team on FUH Households interested in returning.
8. **Q. How soon can potential FUH Households start to apply for the Ashley II phase?**
A. The first step will be for FUH Households to complete and return the Reoccupancy Survey, indicating their desire to return by the prescribed deadline. Once Integral receives a listing from the Reoccupancy team on FUH Households interested in returning, Integral will make contact and start the application process with the households.



9. **Q. What if I completed the survey initially waiving my right of return for all phases, can I later change my mind?**
A. If a FUH household completed the survey electing not to return to Scholars Landing, they will no longer be contacted and will have waived their Right of Return preference. If the resident later changes their mind and wants to be reconsidered, the FUH Household must contact the Reoccupancy Team right away by calling 404-541-5866 and leave a message.
10. **Q. If FUH Households are already residing in another property managed by Integral, will they be treated as new applicants (requiring credit checks, etc.) or as transfers from one site to another?**
A. FUH Households will be treated as new applicants when seeking housing at Scholars Landing.
11. **Q. Are FUH Households who are returning to Scholars Landing responsible for paying the application fee and security deposit?**
A. No, FUH Households will not be responsible for paying the application fee or security deposit. See Leasing Incentive Fee section of the Scholars Landing Reoccupancy Plan for more information.
12. **Q. Will all units have a washer and dryer? Can I bring my own washer and dryer?**
A. All rental units at Scholars Landing will include a new washer and dryer. Residents will not be able to bring their own washer and dryer.
13. **Q. Will there be an option for flooring rather than carpet for those with allergies to carpet?**
A. Yes, Integral has a process for handling reasonable accommodation requests for modifications to units for persons with documented allergies. All common areas have Luxury Vinyl Plank (LVP) flooring. Carpeting is only in the bedrooms.
14. **Q. Will trash and/or water be included in the rent?**
A. Trash will be included. Each unit will be individually metered for water and residents will have to pay for this. Other utilities will also be the responsibility of the resident. FUH Households will have to establish utilities in their name.
15. **Q. Is the development pet friendly? Is there a pet deposit?**
A. Yes, Scholars Landing is pet friendly and Integral does require a \$500 pet deposit; however, there may be a weight restriction established for pets. Pet deposits are the responsibility of the resident. The limit is two pets per household and the deposit is per pet.
16. **Q. What will be the unit square footage?**
A. Unit square footage is approximately 700 square feet for a one-bedroom; approximately 1000 square feet for a two-bedroom; and approximately 1400 square feet for a three-bedroom.
17. **Q. Will current family sizes be accommodated if the family has grown since relocation?**
A. Residents will be housed based on available units that can accommodate their approved bedroom



size. The Ashley II phase will include mainly one, two-bedroom and three-bedroom units. There will only be two (2) four-bedroom units available.

18. Q. Will this be a gated community, and what is expected related to safety and security?

A. Only the parking area will be gated; however, there will be secured access into the building (i.e., access by call box or card key). Additionally, individual units will be pre-wired for a security system; however, residents are responsible for purchasing their own security monitoring services.

19. Q. Will the units be equipped with balconies?

A. Select units will come with balconies.

20. Q. What amenities will be at the site (e.g., pool, gym, garden space, children play area, meeting room)?

A. The Ashley II phase will include access to several community rooms, computer/media center, fitness room, community garden, play area, and a pool. The units will include EnergyStar appliances, in-sink disposals, ceiling fans, and wiring for cable and phone.

