

**APPLICATION FOR INVENTORY REMOVAL
DEMOLITION**

of

**DWELLING AND NON-DWELLING STRUCTURES
and
ASSOCIATED PROPERTY**

at

**PROJECT GA078-001
Hillcrest Homes**

for

**THE HOUSING AUTHORITY
of the
CITY OF EAST POINT, GEORGIA
3056 Norman Berry Drive
EAST POINT, GEORGIA 30344**

☐ **HUD Original**

☐ **HUD Copy**

☐ **HUD Copy**

☐ **HUD Copy**

☐ **Housing Authority**

☐ **Residents**

☐ **Local Government**

☐ **Others**



P.O. Box 91363 • 3056 Norman Berry Drive
East Point, Georgia 30364-0363
TEL 404-768-0078 • FAX 404-669-0056

June 01, 2017

Ms. Jane Hornstein, Director
U. S. Department of Housing and Urban Development
Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507

Re: Application for Inventory Removal (Demolition - PIC Application (DDA0007261)
Project No. GA078000001, Hillcrest Homes, East Point, Georgia

Dear Ms. Hornstein,

The East Point Housing Authority (EPHA) is hereby requesting approval to demolish the Hillcrest Homes project as referenced above.

On February 6, 2009, HUD/SAC approved the EPHA's request for the disposition of one (1) non-dwelling building and 20 buildings containing 100 dwelling units and 9.10 acres of underlying land at Hillcrest Homes Project No. GA078000001.

Since the date of disposition approval, EPHA has made numerous attempts to dispose of the property via Public Bid for a reasonable price without success. Attempts and efforts to dispose of the property for a reasonable price have been significantly impacted by the economic decline of real estate prices over the last several years and the trend seems to be continuing. The EPHA has determined that its housing efforts would be best served by demolishing the Hillcrest Homes property and existing structures.

Currently the property exists in a dilapidated state. The building structures are vacant with all units boarded up. Two buildings have been extensively damaged by fire. The property and structures thereon have been severely vandalized and robbed of copper and other metal materials. We have included a cost estimate for modernization and Total Development Cost (TDC) comparison to demonstrate obsolescence herewith.

Demolition of the Hillcrest Homes property and existing structures will improve future opportunities to dispose of the property as vacant land. The action will also create opportunities for other options being considered such as redevelopment of the property including new affordable housing units. In the event that EPHA elects to retain ownership, the necessity to seek and purchase other property for replacement housing would be eliminated.





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EPHA is requesting consideration by HUD/SAC to approve this Application (**DDA0007261**) to include Demolition.

Included with this request is a Board Resolution supporting this action. The resolution details the conditions that originally led to the request for demolition /disposition and factors that have changed since the original request submission.

If you have any questions or require any further information, please contact me at 678-235-3125 or via email at mspann@eastpointha.org.

We look forward to your response.

Respectfully,

Michael Spann, Executive Director

cc: Ms. Ada H. Holloway, Director
DHUD, Georgia State Office

