



ANNUAL AND 5-YEAR PLAN

Annual Plan for Fiscal Year 2018

5-Year Action Plan for Years 2018-2022

GA078-v02-2018

3056 Norman Berry Drive

East Point, GA 30344

404-768-0078

DRAFT ONLY



2018 Annual & 5-Yr Plan

Resident Advisory Board & Resident Council Meeting Dates & Times

MEETING #1: Resident Advisory Board (RAB) Organizational Meeting

Date: **Monday, May 14, 2018**

Time: **5:30 PM**

Location: 3056 Norman Berry Drive, Training/Meeting Room

MEETING #2: Preparation of the 2018 Annual & 5-Yr Plan

Date: **Tuesday, May 15, 2018**

Time: **5:30 PM**

Location: 3056 Norman Berry Drive, Training/Meeting Room

MEETING #3: Preparation of the 2018 Annual & 5-Yr Plan

Date: **Wednesday, May 16, 2018**

Time: **5:30 PM**

Location: 3056 Norman Berry Drive, Training/Meeting Room

Resident Council Meeting: Thursday May 17, 2018, 5:00 PM: Agenda Annual Plan

Public Comment Period: May 25 – July 09th

MEETING#4: PUBLIC HEARING (Final RAB Approval of Agency Plan)

Date: **Tuesday, July 10, 2018**

Time: **5:30PM**

Location: 3056 Norman Berry Drive, Training/Meeting Room

Meeting#4: Board Meeting: Approval of 2018 Agency & 5-Yr Plan (Resolution)

Date: **Tuesday, July 10, 2018**

Time: **6:00PM (Immediately following Public Hearing)**

Location: 3056 Norman Berry Drive, Training/Board Meeting Room



**2018 ANNUAL PLAN
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[24 CFR 903.7 (r)]**

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4. HUD FORM 50070 (CERTIFICATION OF DRUG-FREE WORKPLACE)
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TRANSACTIONS – CFP & RHF)
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REGULATIONS)
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13. FORM HUD 52840-A AMENDMENT (CFP) AND STATEMENT OF SIGNIFICANT
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14. STANDARD FORM LLL - DISCLOSURE OF LOBBYING ACTIVITIES
15. CERTIFICATIONS OF CATEGORICAL EXCLUSIONS & ENVIRONMENTAL REVIEWS
16. VAWA POLICY



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Board of Commissioners
Bettie Allen, *Chairperson*
Colbert Lovett, *Commissioner*
Mary Anne Adams, *Commissioner*
Deborah Aziz, *Commissioner*
Antonio Newman, *Commissioner*

Michael Spann
Executive Director

VISION STATEMENT

The East Point Housing Authority will become a premier provider of affordable/sustainable communities that are vibrant, healthy and safe; where all people can achieve their full potential.

MISSION STATEMENT

It is the mission of the East Point Housing Authority to provide and encourage the development of quality affordable housing for individuals and families while promoting self-sufficiency and neighborhood revitalization.

VALUES STATEMENT

At the East Point Housing Authority, "agency conduct" is inseparable from the conduct of individual commissioners and employees in the performance of their work. Every person associated with EPHA is responsible for adhering to business practices that are in accordance with the letter and spirit of the applicable laws and ethical principles that reflect the highest standards of organizational and individual behavior. At EPHA, we are committed to the highest standards of honesty and integrity. We are responsible to our residents, employees and their families and to the environment we inhabit. We will exhibit the highest level of respect for each other, our partners and the people we serve. In discharging our responsibilities, we will strictly and without failure adhere to these core beliefs.



PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: HOUSING AUTHORITY OF THE CITY OF EAST POINT, GA PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2018 PHA Code: GA 078					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 180 Number of HCV units: 305 (Plus 200 Tenant Protection Vouchers)					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: "It is the mission of the East Point Housing Authority to provide and encourage the development of quality affordable housing for individuals and families while promoting self-sufficiency and neighborhood revitalization. East Point Housing Authority will become a premier provider of affordable/sustainable communities that are vibrant, healthy and safe; where all people can achieve their full potential."					

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.*
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.*

PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 4/30/2011

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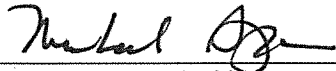
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>EPHA continues to take advantage of the provisions of HUDs Rental Assistance Demonstration (RAD) program and other initiatives to enhance our ability to continue to provide high quality housing to the people we serve. In 2015, EPHA submitted RAD Applications for all four (4) of its developments (including 200 vacant units). The agency was awarded a Commitment to enter into a Housing Assistance Payment (CHAP) contract in October 2015. Due to the inability to secure adequate funding for the (vacant) Hillcrest Homes and Nelms House, these two CHAPS were surrendered. The Housing Authority has since entered into a partnership with a development partner to build a Senior Development at the Hillcrest Homes site (Stanton Road). The two-phased project is scheduled to result in approximately 325 new 1BR & 2BR senior and multi-family units.</p> <p>The current plan for the Nelms House site is to solicit HUD's Special Application Center (SAC) to request approval for demolition of the existing building. The agency will seek both public and private development partners to redevelop the site.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ol style="list-style-type: none"> 1. City of East Point (Government offices) 2. City of East Point Library 3. City of East Point Main Office (3056 Norman Berry Drive, East Point, GA 30344) 4. Hurd Homes Leasing Office (3022 Randall Street, East Point, GA 30344) 5. EPHA web site: www.eastpointha.org
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>While our current inventory is in fairly good condition, it is aged and continues to grow closer to obsolescence. Soon the cost of maintaining the units at even the HUD minimum quality standards will not be economically feasible. EPHA will continue to seek creative financing approaches to fund the revitalization of our affordable housing inventory. We will take advantage of the provisions of the Rental Assistance Demonstration program and other initiatives to enhance our ability to continue to provide high quality housing to the people we serve.</p> <p>Through redevelopment and new development activities, EPHA will investigate, and where beneficial to the agency, shall undertake mixed finance opportunities, purchase and rehabilitate for replacement affordable housing, develop, redevelop, demolish or dispose of obsolete housing stock.</p> <p>The EPHA will continue to place additional resources on its Family Self Sufficiency and Homeownership programs, solicit HUD and private markets for funding grant opportunities to better assist program participants toward achieving self sufficiency and homeownership (where applicable) goals.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>The greater part of Capital Improvements will be achieved through the ongoing modernization of the most distressed units in the existing Public Housing stock. The Rental Assistance Demonstration (RAD) program will be the primary funding vehicle for redevelopment and capital improvements.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Under the Capita Fund rule, the CFP submission has been decoupled from the PHA Plan submission.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>SEE ATTACHED: HUD Form 50075.2 (Years 2018-2022)</p>

11.0

(j) No portions of the 2017-2021 plan that was presented was challenged at any of the four (4) public meetings.

Public meetings were held on May 14-17, 2018 to provide residents and public an opportunity to provide input on the agency's Annual

The above statement is hereby certified to be true and correct this 23rd day of May 2018.



Michael Spann, Executive Director
East Point Housing Authority

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

- 13. Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

- (b) Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

- (c) Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required

forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a)** To submit the initial budget for a new grant or CFFP;
- (b)** To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c)** To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1.** At the end of the program year; until the program is completed or all funds are expended;
- 2.** When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3.** Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (**Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (**Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

B.2 - New Activities

Demolition and/or Disposition:

The East Point Housing Authority (EPHA) will continue its project of demolition and redevelopment of the Hillcrest Homes project. 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.

2018 UPDATE: *This project is near completion of the demolition phase and will move to the construction phase in 2018.* The plan is to develop the site in two phases: Phase I will consist of 180 affordable senior (62+) units with rich amenities to serve residents. Phase II will consist of approximately 130 units of a TBD unit mix.

Designated Housing for Elderly and/or Disabled Families: The Housing Authority of East Point (EPHA) will develop an affordable senior community located on the Hillcrest parcels, located at 1847 Stanton Road. This transaction will be a scattered site 4% Low Income Housing Tax Credit (LIHTC) and Tax-Exempt Bonds. EPHA proposes a redevelopment that consists of 220 Senior units serving residents 62 years and older. All units would be one 1 and 2 bedrooms.

The proposed plan for the Nelms House development is a 9% LIHTC model that would result in reconfiguration of the 100-unit property that currently have 16 efficiencies, into 88 units of 1 and 2 bedroom units. EPHA would utilize EPHA's RAD allocation and apply for PBRA from the Atlanta Housing Authority (AHA) immediately for the 88 units at Nelms and seek additional Project-Based Rental Assistance (PBRA) vouchers once the application for the Nelms is ready for submission. Ten percent (10%) of the units are proposed for market rate.

2018 UPDATE: *After failing to secure a Tax Credit award for the Nelms House in the 2016 application round, the Housing Authority's Board of Commissioners (BOC) authorized (1) the issuance of a Request for Proposal(RFP) for a development partner for the Nelms House. Additionally, the BOC approved a Resolution authorizing the Executive Director to (2) submit a Demolition/Disposition application to the Department of Housing & Urban Development's Special Application Center. These two actions will continue the redevelopment effort with the long term outcome of additional affordable housing units – supporting the agency's strategic initiative of increasing the supply of affordable units in the areas served by EPHA.*

Conversion of Public Housing to Project-Based Assistance under Rental Assistance Demonstration (RAD):

In 2012, Congress authorized the *Rental Assistance Demonstration (RAD)* to test a new way of meeting the large and growing capital improvement needs of the nation's aging public housing stock, as well as to preserve projects funded under HUD's "legacy" programs (Rental Supplement, Rental Assistance Payment, and Moderate Rehabilitation). Properties "convert" their assistance to long-term, project-based Section 8 contracts. These new contracts provide a more reliable source of operating subsidy that allow PHAs and owners to safely leverage private capital – typically debt and equity – in order to finance the property rehabilitation or replacement. The contracts as well as underlying use restrictions must be renewed each time they expire, ensuring the long-term affordability of the improved properties. EPHA proposes to convert its Martel and Hurd Homes sites to RAD in 2018.

2018 UPDATE: *This RAD conversion project is pending approval of Financing plan and Scope of Work review. RAD Close scheduled for QIV 2018.*

Non-Smoking Policies:

In compliance with HUD's new Smoke-Free Policy, EPHA will be implementing its Smoke-Free policy by Summer 2018. This will make for healthier residents, reduced employee exposure to second-hand smoke, improved maintenance of housing units, and reduction of insurance rates.

2018 UPDATE: *The HUD Smoke-Free policy will be implemented in all EPHA locations effective July 31, 2018.*

Project-Based Vouchers (PBV): EPHA will utilize PBVs as part of its RAD conversion strategy. EPHA will also seek to partner with Atlanta Housing Authority to gain additional vouchers to supplement cash flow for new developments.

EPHA will seek entrepreneurial partnerships with the City of East Point including redevelopment of blighted or distressed sites. These partnerships will allow EPHA and the city to jointly address the development (economic and structural) objectives identified in the city's East Point 2026 Comprehensive Plan.

As captured in the city's last Livable Center's Initiative study, there is significant potential for development and redevelopment in the City of East Point including several parcels owned by the Housing Authority.

*However, as in every community, there are issues that need to be addressed and opportunities that need to be recognized. A consistent circumstance in terms of planning, market analysis and economic development is that, many times, issues are just opportunities in hiding. Meaning that what seems like a negative might easily be turned into a positive for the community with an adjustment in perspective and a leveraging of resources. That is why it is important to face them, recognize them, come to understand them, and implement actions to change them in order to move East Point forward in the long-term. These **issues and opportunities** are based on stakeholder interviews, market assessment and feedback at public meetings.*

The East Point Housing Authority sees these **issues and opportunities** as chances to partner with the city, help improve the city, and achieve its short and long term goals.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the **ANALYSIS OF IMPEDIMENTS (AI) TO FAIR HOUSING**:

In compliance with the Federal Fair Housing Act, the Housing Authority of the City of East Point, Georgia (HACEPG) administers its housing and urban development programs in a manner as to affirmatively further fair housing (AFFH). As a direct recipient of grant funds from U.S. HUD, the Authority is required periodically to conduct an assessment of the barriers to housing choice and to develop a plan for overcoming the impediments identified. Any actions, omissions or decisions taken because of race, color, religion, national origin, sex, disability or familial status that restrict housing choices are considered "impediments".

On a regular basis, HACEPG provides resources and services that allow program participants and prospective participants opportunities to assess their housing needs. Participants are advised through ongoing briefings and annual re-certifications of their rights and avenues for potential discrimination or discriminatory practices.

The Administrative Plan of HACEPG includes information and guidelines about landlord and tenant rights and how these are to be administered. All vouchers issued by HACEPG detail information about Fair Housing and tenant rights.


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EAST POINT HOUSING AUTHORITY Portfolio

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[All Projects](#)

Program Area	Project No.	Authorized	Disbursed	Payments in Process	<input type="checkbox"/> Show Zero Balance Projects	Available Balance
Capital Fund Program						
CFP	GA01P078501-16	531,124.00	456,327.26	0.00		74,796.74
CFP	GA01P078501-17	547,158.00	124,897.00	0.00		422,261.00
CFP	GA01P078501-18	1,058,176.00	0.00	0.00		1,058,176.00
CFP	GA01R078501-16	140,292.00	93,503.00	0.00		46,789.00
CFP	GA01R078501-17	144,545.00	0.00	0.00		144,545.00
CFP	GA06P078501-15	502,975.00	499,851.01	0.00		3,123.99
	CFP Subtotal:	\$2,924,270.00	\$1,174,578.27	\$0.00		\$1,749,691.73
Resident Oport & Self Sufficiency						
ROSS	FSS17GA0281	69,197.00	0.00	0.00		69,197.00
Portfolio Totals:	Projects: 7	\$2,993,467.00	\$1,174,578.27	\$0.00		\$1,818,888.73

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[Privacy Statement](#)

50075.1

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

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

Part I: Summary				FFY of Grant: 2018	
PHA Name: Housing Authority of the City of East Point		Grant Type and Number Capital Fund Program Grant No: GA01P078501-18 (S1,058,176)		FFY of Grant Approval: 2018	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Date of CFFP: 06/01/2018			
Line	Summary by Development Account	Original	Total Estimated Cost	Obligated	Total Actual Cost ¹
1	Total non-CFP Funds		Revised ²		Expended
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 200,635			
3	1408 Management Improvements	\$ 7,500			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 45,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 60,000			
10	1460 Dwelling Structures	\$ 440,041			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 5,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	\$300,000			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.


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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary		PHA Name: Housing Authority of the City of East Point		Grant Type and Number Capital Fund Program Grant No: GA01P078501-18 Replacement Housing Factor Grant No: N/A Date of CFPP: 06/01/2018		FFY of Grant: 2018 FFY of Grant Approval: 2018	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report							
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant:: (sum of lines 2 - 19)		\$1,058,176				
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures		\$ 50,000				
Signature of Executive Director 		Date: 7/02/2018		Signature of Public Housing Director		Date	

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

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

Federal FFY of Grant: 2018

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

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

form HUD-50075.1 (07/2014)

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

PHA Name: Housing Authority of the City of East Point

Reasons for Revised Target Dates

[illegible]

form HUD-50075.1 (07/2014)

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority City of East Point Georgia

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM (CFP) for FY 2018

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

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

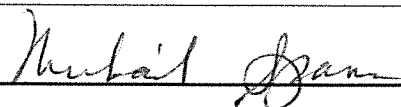
Michael Spann

Title

Executive Director

Signature

X



Date

05/23/2018

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

HOUSING AUTHORITY CITY OF EAST POINT GEORGIA

Program/Activity Receiving Federal Grant Funding

REPLACEMENT HOUSING FACTOR (RHF) FUNDS for FY 2018

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

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(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

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

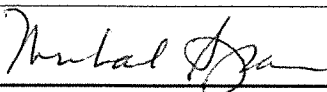
Michael Spann

Title

Executive Director

Signature

X



Date

05/23/2018

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

HOUSING AUTHORITY CITY OF EAST POINT GEORGIA

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM (CFP) FY 2018

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-LLL, 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

MICHAEL SPANN

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

05/23/2018

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

HOUSING AUTHORITY CITY OF EAST POINT GEORGIA

Program/Activity Receiving Federal Grant Funding

REPLACEMENT HOUSING FACTOR (RHF) FUNDS FY 2018

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-LLL, 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)

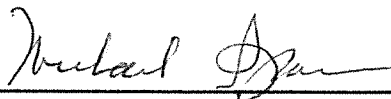
Name of Authorized Official

MICHAEL SPANN

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

05/23/2018

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

EAST POINT HOUSING AUTHORITY

GA0778

PHA Name

PHA Number/HA Code

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: **Bettie Allen**

Title: **Chair, Board of Commissioners**

Signature

Date: **May 24, 2018**

**Certification of Compliance with
PHA Plans and Related Regulations
(Small PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plans and Related Regulations
including Civil Rights and PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/01/2017, 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:

1. 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.
2. 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 PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- ☐ 903.7a Housing Needs
- ☐ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
- ☐ 903.7c Financial Resources
- ☐ 903.7d Rent Determination Policies
- ☐ 903.7h Demolition and Disposition
- ☐ 903.7k Homeownership Programs
- ☐ 903.7r Additional Information
 - ☐ A. Progress in meeting 5-year mission and goals
 - ☐ B. Criteria for substantial deviation and significant amendments
 - ☐ C. Other information requested by HUD
 - ☐ 1. Resident Advisory Board consultation process
 - ☐ 2. Membership of Resident Advisory Board
 - ☐ 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
 6. The PHA certifies that it 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.
 7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
 8. For a PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. The 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.
 11. The 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.
 12. The 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.
 13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 15. With respect to public housing the 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.
 16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
 17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
 19. The 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 regulations and included in its Plan.
 20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA 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 PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 21. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

EAST POINT HOUSING AUTHORITY
PHA Name

GA078
PHA Number/HA Code

 x 5-Year PHA Plan for Fiscal Years 2018 - 2022

Annual PHA Plan for Fiscal Year 2018

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: **Bettie Allen**

Title: **Chair, Board of Commissioners**

Signature

Date

05/24/2018



**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Frederick Gardner, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

East Point Housing Authority

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of East Point, Georgia

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

(See Attached)

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

Frederick Gardner

Title

City Manager

Signature



Date

7/12/18

EAST POINT HOUSING AUTHORITY
ANNUAL & 5-Year Plan (FYs 2018-2022)

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Goals: Increase the quantity and availability of safe, decent, and affordable housing and promote opportunities for self sufficiency, upward mobility, and life enhancement.

OBJECTIVES: *(items bold and italics are revisions to 2017 Annual/5Yr Plan)*

1. Initiate partnerships to provide for the expansion of affordable housing ***(+200 units by 2021)***
2. Expand the development of alternative sources of revenues to decrease dependency on HUD for funding to support our mission ***via establishment of nonprofit entities to generate additional revenue streams.***
3. Expand the delivery of supportive services to improve the quality of life and address barriers to family self-sufficiency for EPHA residents.
4. Continue the expansion of the supply of sustainable affordable housing in communities of opportunity to better address the needs of our local area ***via purchase and repurposing of blighted, distresses, and abandoned properties in the East Point areas.***
5. Provide the leadership necessary for transforming EPHA and other targeted neighborhoods in our jurisdiction ***via shared entrepreneurial initiatives, partner with City of East Point targeting blighted communities, and private development partnerships to redevelop existing housing stock.***
6. Recreate the EPHA brand to cast off the old "project stigma" and support our ability to compete in the evolving affordable housing market.
7. Demolish or dispose of obsolete affordable housing and replace with new affordable/mixed income housing units via partnerships with private developers and disparate development resources ***(HILLCREST HOMES, NELMS HOUSE)***
8. ***Implement HUD Smoke-Free Initiative before Summer 2018***
9. ***Utilize Commitment to enter into a Housing Assistance Payments (CHAP) program via RAD to solicit financing and begin modernization of remaining Public Housing units (i.e., Martel & Hurd Homes)***
10. ***Add additional surveillance cameras to Public Housing units to increase Resident Safety***

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the **ANALYSIS OF IMPEDIMENTS (AI) TO FAIR HOUSING:**

In compliance with the Federal Fair Housing Act, the Housing Authority of the City of East Point, Georgia (HACEPG) administers its housing and urban development programs in a manner as to affirmatively further fair housing (AFFH). As a direct recipient of grant funds from U.S. HUD, the Authority is required periodically to conduct an assessment of the barriers to housing choice and to develop a plan for overcoming the impediments identified. Any actions, omissions or decisions taken because of race, color, religion, national origin, sex, disability or familial status that restrict housing choices are considered "impediments".

On a regular basis, HACEPG provides resources and services that allow program participants and prospective participants opportunities to assess their housing needs. Participants are advised through ongoing briefings and annual re-certifications of their rights and avenues for potential discrimination or discriminatory practices.

The Administrative Plan of HACEPG includes information and guidelines about landlord and tenant rights and how these are to be administered. All vouchers issued by HACEPG detail information about Fair Housing and tenant rights.

3.2 - New Activities

Demolition and/or Disposition:

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.

2018 UPDATE: This project is near completion of the demolition phase and will move to the construction phase in 2018.

Designated Housing for Elderly and/or Disabled Families:

The Housing Authority of East Point (EPHA) will develop an affordable senior community located on the Hillcrest parcels, located at 1847 Stanton Road. This transaction will be a scattered site 4% Low Income Housing Tax Credit (LIHTC) and Tax-Exempt Bonds. EPHA proposes a redevelopment that consists of 220 Senior units serving residents 62 years and older. All units would be one 1 and 2 bedrooms.

The proposed plan for the Nelms House development is a 9% LIHTC model that would result in reconfiguration of the 100-unit property that currently have 16 efficiencies, into 88 units of 1 and 2 bedroom units. EPHA would utilize EPHA's RAD allocation and apply for PBRA from the Atlanta Housing Authority (AHA) immediately for the 88 units at Nelms and seek additional Project-Based Rental Assistance (PBRA) vouchers once the application for the Nelms is ready for submission. Ten percent (10%) of the units are proposed for market rate.

Conversion of Public Housing to Project-Based Assistance under Rental Assistance Demonstration (RAD):

In 2012, Congress authorized the *Rental Assistance Demonstration (RAD)* to test a new way of meeting the large and growing capital improvement needs of the nation's aging public housing stock, as well as to preserve projects funded under HUD's "legacy" programs (Rental Supplement, Rental Assistance Payment, and Moderate Rehabilitation). Properties "convert"

their assistance to long-term, project-based Section 8 contracts. These new contracts provide a more reliable source of operating subsidy that allow PHAs and owners to safely leverage private capital – typically debt and equity – in order to finance the property rehabilitation or replacement. The contracts as well as underlying use restrictions must be renewed each time they expire, ensuring the long-term affordability of the improved properties. EPHA proposes to convert its Martel and Hurd Homes sites to RAD in 2018.

2018 UPDATE: This project is pending approval of Financing plan and Scope of Work review. RAD Close scheduled for QIV 2018.

Non-Smoking Policies:

In compliance with HUD's new Smoke-Free Policy, EPHA will be implementing its Smoke-Free policy by Summer 2018. This will make for healthier residents, reduced employee exposure to second-hand smoke, improved maintenance of housing units, and reduction of insurance rates.

2018 UPDATE: The HUD Smoke-Free policy will be implemented in all EPHA locations effective July 1, 2018.

Project-Based Vouchers (PBV): EPHA will utilize PBVs as part of its RAD conversion strategy. EPHA will also seek to partner with Atlanta Housing Authority to gain additional vouchers to supplement cash flow for new developments.

EPHA will seek entrepreneurial partnerships with the City of East Point including redevelopment of blighted or distressed sites. These partnerships will allow EPHA and the city to jointly address the development (economic and structural) objectives identified in the city's East Point 2026 Comprehensive Plan.

As captured in the city's last Livable Centers Initiative study, there is significant potential for development and redevelopment in the City of East Point including several parcels owned by the Housing Authority.

*However, as in every community, there are issues that need to be addressed and opportunities that need to be recognized. A consistent circumstance in terms of planning, market analysis and economic development is that, many times, issues are just opportunities in hiding. Meaning that what seems like a negative might easily be turned into a positive for the community with an adjustment in perspective and a leveraging of resources. That is why it is important to face them, recognize them, come to understand them, and implement actions to change them in order to move East Point forward in the long-term. These **issues and opportunities** are based on stakeholder interviews, market assessment and feedback at public meetings.*

The East Point Housing Authority sees these **issues and opportunities** as chances to partner with the city, help improve the city, and achieve its short and long term goals.

RESIDENT MEETINGS
and
PUBLIC HEARINGS
DOCUMENTS

2018 Annual & 5-Yr Plan

Resident Advisory Board & Resident Council Meeting Dates & Times

April 19, 2018 - Resident Council Meeting Guest - Annual Plan

MEETING #1: Resident Advisory Board (RAB) Organizational Meeting

Date: Monday, May 14, 2018

Time: 5:30 PM

Location: 3056 Norman Berry Drive, Training/Meeting Room

MEETING #2: Preparation of the 2018 Annual & 5-Yr Plan

Date: Tuesday, May 15, 2018

Time: 5:30 PM

Location: 3056 Norman Berry Drive, Training/Meeting Room

MEETING #3: Preparation of the 2018 Annual & 5-Yr Plan

Date: Wednesday, May 16, 2018

Time: 5:30 PM

Location: 3056 Norman Berry Drive, Training/Meeting Room

Resident Council Meeting: Thursday May 17, 2018, 5:00 PM: Agenda Annual Plan

Public Comment Period: May 25 – July 09th

MEETING#4: PUBLIC HEARING (Final RAB Approval of Agency Plan)

Date: Tuesday, July 10, 2018

Time: 5:30PM

Location: 3056 Norman Berry Drive, Training/Meeting Room

Meeting#4: Board Meeting: Approval of 2018 Agency & 5-Yr Plan (Resolution)

Date: Tuesday, July 10, 2018

Time: 6:00PM (Immediately following Public Hearing)

Location: 3056 Norman Berry Drive, Training/Board Meeting Room

EPHA Resident Council

3047 John Freeman Way

Meeting Agenda

Thursday, April 19, 2018

Time: 5:00 PM

Meeting

- I. Call to order**
- II. Moment of Prayer**
- III. Minutes from last meeting**
- IV. Special Presentations**
- V. Guest Speakers:**

Guest from University of Georgia Extension presenting Food Talk and 4H Activities

Ms. Veridia Hinton EPHA Housing Director update on RAD

EPHA Staff member to give update of Advisory Board Needs

Representatives to offer Support from the State of Georgia for HUD Non Smoking Policy

- VI. Old Business**
- VII. New Business**
- VIII. Suggestions from the floor**
- IX. Announcements**
- X. Adjournment**

Sign in Sheet for EPHA Resident Council Meeting

3047 John Freeman Way

Date: April 19th 2018 Time: 5:00

Name	Contact Number	Email Address
Andreana Jackson	404-979-1403	Andreana19@gmail.com
Brenda Evans	404 437-3286	
TORIA MUELLY	678-532-11098	
Myra Birembet	404 910 22	
Kordaine Jones	404-767-3162	
Freiana Frotho	404 667 467 404 768-0018	prothro@eastpointbr.org
Sileneel Brown	678-499 8036	Sileneel31969@gmail.com
Phyllis Cain	404-287-3324	sept1986adluga.edu
Debbie Jones	404 768 0078	
Michael Sparr	404-768-0078	
Tara Mobley	678-235-3118	tmobley@eastpointbr.org
Veridia Hinton	678-235-3114	vhinton@eastpointbr.org
Liviana Copeland	470-227.5152	tlivianacopeland@gmail.com
Tonya Woodward	(404) 4108-7312	tonya1986ard84@yahoo.com

Resident Association Meeting 4/19/18

The meeting was called to order at 5:15p.m. by President Jackson.

Ms. Jackson led the meeting in prayer.

Ms. Amanda, SNAP-ED Supervisor of University of Georgia Extension was one of the guest speakers. She came out to discuss eating healthier. The name of the program is Food Talk.

Ms. Jones did a special presentation for volunteers for the service in the community. The volunteers received certificates and a pin.

Ms. Hinton, EPHA Housing Director, came out and updated residents on the RAD conversion. The expected deadline is July or August 2018.

Ms. Hinton also talked about The Resident Advisory Board and what it is for.

Ms. Mobley, EPHA Office Manager, passed out information about RAB, the schedule meetings dates and explained that members are needed to service on the Board.

Ms. Rejeana Prothro and Mr. Michael Spann came out to show support.

Mr. Spann reported that Hillcrest Development has been scheduled for demolition; to become the future housing site for Senior Citizens.

The next meeting will be held on May 17, 2018 @ 5:00 p.m.

The meeting was adjourned at 5:58 p.m.

Tiarra Neely 5/17/18

May 03rd, 2018 at 5:30 PM

SIGN-IN SHEET

[illegible]

Housing Authority of the City of East Point, Georgia

Minutes of Resident Advisory Board Meeting #1

May 03rd, 2018

The Resident Advisory Board (RAB) of the Housing Authority of the City of East Point, GA (Authority) met on Thursday, MAY 3, 2018, at 5:30 PM at 3056 Norman Berry Drive, GA, for its 1st regular meeting to discuss the Resident Advisory Boards position as it relates to their role in the community and for the preparation of the 2018 Annual and 5-Year Plan. The meeting was a continuation from the April 19, 2018, Resident Council meeting.

The meeting was called to order at 5:40 PM. Those in attendance were:

Nikki Gavins, Veridia Hinton, Vanessa Fleming, Veloria Stewart, Luvell Porter, and Tara Mobley, EPHA staff.

Items discussed were: Resident Advisory Board establishment and organization.
Resident participation strategies were also discussed

The meeting closed at 6:05

Agenda
FY 2018 Housing Agency Plan
And
Five Year Action Plan FY 2018 – FY 2022
May 04th, 2018 at 5:30 PM
3056 Norman Berry Drive, Training/Meeting Room

1. Call to Order – Attendance to be taken (see sign-in sheet)

Receive opening comments from Tara Mobley, Office Manager, and Veridia Hinton, Housing Director
2. New Business
 - 2.1 The Resident Advisory Board (“RAB”) and Public Housing
 1. Encouraging Participation in the RAB
 2. How can a PHA encourage residents to take advantage of the RAB opportunity
 3. What are the responsibilities of the Public Housing Authority
 4. Public Notice and Comment Period Requirements
 5. Incorporating Comments into the Plan
 6. Announcement of Membership of the RAB
 7. RAB Notification of Plan Process
 - 2.2 Questions and Answers
3. Close the meeting



Agenda

FY 2018 Housing Agency Plan And Five Year Action Plan FY 2018 – FY 2022

May 14th, 2018 at 5:30 PM
3056 Norman Berry Drive, Training/Meeting Room

1. Call to Order

Receive opening comments from Michael Spann, Executive Director

2. Implementation of Resident Advisory Board (RAB) committee

3. Moment of Silence

3.1 Remembering residents who have passed away

4. New Business

4.1 The Role of the Resident Advisory Board

4.2 Discuss the Annual Plan Timeline: meeting dates, 30-day & 45-day public comment period, the public hearing, board approval of the 2018 Annual & 5-Year Plan

4.3 Identify the specific location(s) where the public may obtain copies of the Agency Plan

4.4 Goals and Objectives

4.5 Comments, questions and answer session

5. Close Meeting

6. Question & Answer Session

7. Public Hearing closed at _____ PM.

Resident Advisory Board Meeting ~ 2018 Annual & 5-Yr Plan

Sign-in Sheet

May 14, 2018 {5:30PM} @ 3056 Norman Berry Drive

NAME:	ADDRESS:	CONTACT INFO:
1. <u>Jane Mobley</u>	<u>EPHA</u>	
2. <u>Mutal Jan</u>	<u>EPHA</u>	
3. <u>Chauncey Walker</u>	<u>EPHA</u>	<u>404-641-2869</u>
4. <u>Veridia Minton</u>	<u>EPHA</u>	<u>404-768-078 ext 114</u>
5. <u>Andreana Jackson</u>	<u>EPHA</u>	<u>4-979-1403</u>
6. <u>Brenda Evans</u>	<u>EPHA</u>	<u>4 438-3280</u>
7. <u>Tonya Woodward</u>		<u>(4) 468-7312</u>
8. <u>Tiarra Neely</u>		<u>678-532-1698</u>
9. <u>Betsy Walker</u>		
10. <u>Janis Hindsman</u>	<u>EPHA</u>	<u>(4) 468 6752</u>
11. _____		
12. _____		
13. _____		
14. _____		
15. _____		
16. _____		
17. _____		
18. _____		
19. _____		

Housing Authority of the City of East Point, Georgia

Minutes of Resident Advisory Board Meeting #1 May 14, 2018

The Resident Advisory Board (RAB) of the Housing Authority of the City of East Point, GA (Authority) met on Monday, May 14, 2018, at 5:30 PM at 3056 Norman Berry Drive, GA, for its 1st regular meeting to discuss the Resident Advisory Boards role as it relates to the community and for the preparation of the 2018 Annual and 5-Year Plan.

The meeting was called to order at 5:38 PM. Those in attendance were:

Chauncy Walker, Section 8 Participant, Andreana Jackson, Brenda Evans, Tonya Woodard, Tiarra Neely, Mary Brewster, Janis Hindsman, all Martel Homes Residents, Tara Mobley, Office Manager, Veridia Hinton, Housing Director, and Michael Spann, Executive Director.

Mr. Spann began the meeting by thanking the attendees for coming out. He also shared the reason for the meeting. Mr. Spann shared how the Resident Advisory Board (RAB) and the Resident Council Board complement each other. Michael explained how critical the role of the RAB is and the power that is held by both the RAB and Resident Council. Mr. Spann briefly shared there has been no significant changes to the Annual Plan from last year. We typically do a annual plan and revisions every 5-years. The conversion of The Rental Assistance Demonstration, Hillcrest and Nelms Development and the Smoke Free policy was on last year. He then began to explain briefly what the role of the RAB. The Resident Advisory Board (RAB) provides the PHA and the residents with a forum for sharing information about the Agency's Annual Plan. Section 511 of the United States Housing Act and the regulations in 24 CFR part 903 require that PHAs establish one or more Resident Advisory Board(s) (RAB) as part of the PHA Plan process. RAB membership is comprised of individuals who reflect and represent the residents assisted by the PHA. The role of the RAB is to assist the PHA in developing the PHA Plan and in making any significant amendment or modification to the Plan. He discussed some opportunities that the Housing Authority could take part in. He talked about the YMCA and their willingness to send transportation; to pick up individuals so they can come out. They would be willing to have a Y program on site, here at the authority. He also shared he's desire to have a football team. He told them his desire is to have dual programs functioning within the authority; The RAB and The RC. There was a moment of silence for those participants who passed away. Mr. Spann continued to share how the information received from them is included in the Annual Plan. However, the resources have to be available to put in place some of the suggested activities.

Mr. Spann then yielded the floor to Tara Mobley to proceed with voting in the new RAB committee. Those present nominated and voted in Chauncy Walker, President, and Ms. Copeland, Vice President. The floor was return to Mr. Spann. Michael continued to share with the participants how they can work together, bringing both groups together. Mr. Spann presented a video on the Benefits of Public Housing.

Mr. Spann asked a question, "If funds were unlimited what would you like to see in the community?" Mr. Walker said he would like to see transportation made available. Mr. Spann told them we had received our 501 (C) (3) and we can now solicit help. Ms. Jackson's concern was no parent participation. Without the parents it makes it difficult to run programs. How can we reach out to the parents, to encourage them to participate? She also discussed GED programs. Mr. Walker suggested a meet and greet with the families. Ms. Jackson said they had tried that. She said there next plan is to go door to door. Mrs. Hinton said we can't always get people to change their way of thinking, but we can put the programs in place, and hope that somebody will participate. Mr. Spann said he we can even get one or two participants and they passed the word. The next topic was presented by Ms. Neely. Her concern is security. They fear with summer coming, things will get worse in the community. Ms. Brewster suggested security officers.

Closing off the path to slow down some of the outside traffic/people, was the highlight of discussion. Some of the individuals using the pathway create chaos in the community. Tonya Woodard discussed playground equipment and others shared, having opportunities for the young girls and etcetera. Mrs. Hinton discussed the FSS program, telling them how beneficial it is to the participant(s). The conversations continued a little while longer and came to a close. Mr. Spann thanked everyone for their attendance and expressing their concerns. The meeting adjourned at 6:47 PM.



Agenda

FY 2018 Housing Agency Plan

And

Five Year Action Plan FY 2018 – FY 2022

May 15th, 2018 at 5:30 PM
3056 Norman Berry Drive, Training/Meeting Room

1. Call to Order

Receive opening comments from Michael Spann, Executive Director

2. Introduce the newly elected officers for the RAB

Chauncy Walker – President, Ms. Copeland – Vice President and Ms. Jackson - Secretary

3. Review of minutes from May 14-15 will take place at the May 16, 2018 meeting.

4. New Business

4.1 Receive comments from Mr. Walker

- a. Discuss the Annual Plan Timeline: Future meeting dates, 30 day & 45 day public comment period, Public hearing, 2018 Board annual and 5 year plan approval.
- b. Goals and objectives
- c. Public information recourses (NEW)

4.2 Receive comments from Mr. Spann

- a. Review 2018 – 2022 PHA housing activities and plans
- b. Rental Assistance Demonstration (RAD) update
- c. Security Camera Additions
- d. Smoke-Free Public Housing Developments



e. Planned / Demolition / Disposition / Redevelopment Activities

Hillcrest Homes

Nelms House

Martel Homes

4.3 Question & Answer Session

5. Close Meeting

6. Public Hearing closed at 6:45 PM.

Resident Advisory Board Meeting ~ 2018 Annual & 5-Yr Plan

Sign-in Sheet

May 15, 2018 {5:30PM} @ 3056 Norman Berry Drive

NAME:	ADDRESS:	CONTACT INFO:
1. Tonya Wondard	1105 Calhoun Ave	(A) 468-7312
2. Mary Brewster	3063 J. Freeway	468-1022
3. Brenda Evans	3070 John Freeway	4438-3280
4. Tawanda pae	3070 John Freeway	404-207-2005
5. Von MEADOR	Bagley Youth	770 853-6342
6. DENISE Jones	EPHA	404 625 4100
7. Nykita Howell	Fulton Co. Extension	(404) 762-4077
8. Kristen Jumper	Fulton Co. Extension	404 762 4011
9. Amanda Pencek	Fulton Co. Extension	404-762-4077
10. Chauncy Walker	5579 Rock Lake drive	404-641-2869
11. Lakasha Walker	5579 Rock Lake drive	404-641-1721
12. Andreana Jackson	1066 Calhoun Ave	404-979-1403
13. Sydney Brown	1077 Maria Head	678 4998036
14. Tiarra Neely	3082 John Freeman Way	678-532-1698
15. [unclear]	1147 Calhoun	678-760-5027
16. Veridia Hinton	EPHA	404-768-0078 ext 114
17.		
18.		
19.		

Housing Authority of the City of East Point, Georgia

Minutes of Resident Advisory Board Meeting #2

May 15, 2018

The Resident Advisory Board (RAB) of the Housing Authority of the City of East Point, GA (Authority) met on Monday, May 14, 2018, at 5:30 PM at 3056 Norman Berry Drive, GA, for its 1st regular meeting to discuss the Resident Advisory Boards position as it relates to their role in the community and for the preparation of the 2018 Annual and 5-Year Plan.

The meeting was called to order at 5:37 PM. Those in attendance were:

Chauncy Walker, Section 8 Participant, Andreana Jackson, Brenda Evans, Tonya Woodard, Tiarra Neely, Mary Brewster, Janis Hindsman, Towanda Pue, Sydney Brown, Sabrina Wiley, all Martel Homes Residents, Denise Jones, Mentor, Tara Mobley, Office Manager, Veridia Hinton, Housing Director, Michael Spann, Executive Director, Lakasha Walker, HCV participant, Von Meador Bagley Youth, Nykita Howell, Fulton County Extension, Kristen Jumper, Fulton County Extension, and Amanda Pencer, Fulton County Extension.

Mr. Spann began the meeting by greeting the attendees and thanking them for coming out. He began by talking about the Annual Plan and what it means to the community. The PHA Plan is a comprehensive guide to the public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year by non-qualified agencies. The main role of the RAB is to make recommendations in the development of the PHA Plan. The major roles and responsibilities of the Resident Advisory Board are to assist the HADC in compiling the Annual and Five Year Plans, to assist the Housing Authority (HA) with advocating and applying for resources to serve residents and to provide input to the HA Board of Commissioners on various aspects of the Authority's operations related to residents. . Mr. Spann asked everyone to introduce themselves. Comments were received from Mr. Bagley, Ms. Howell, Ms. Jumper, and Ms. Pencer, concerning their areas of service to the community. He shared the reason for the meeting. The purpose is to put together the Annual Plan for the HA, to allocate our Capital funds for maintaining our buildings, and our Operating fund for maintaining the agency and special programs. The timeline process for the developing the Annual Plan was discussed.

Mr. Spann shared a Rethink video about how Public Housing is not only beneficial to the participants but also to the community at large. The video also discussed Self Sufficiency and the availability of a homeownership program.

Mr. Spann discussed development projects for Hillcrest and Nelms House. The demolishing process has begun for Hillcrest Homes. Mrs. Hinton discussed the Rental Assistance Demonstration (RAD). RAD was created in order to give public housing authorities (PHAs) a powerful tool to preserve and improve public housing properties and address the \$26 billion dollar nationwide backlog of deferred maintenance. RAD also gives owners of three HUD "legacy" program (Rent Supplement, Rental Assistance Payment, and Section 8 Moderate Rehabilitation) the opportunity to enter into long-term contracts that facilitate the financing of improvements. RAD allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock. In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed. This ensures that the units remain permanently affordable to low-income households. Residents continue to pay 30% of their income towards the rent and they maintain the same basic rights as they possess in the public housing program. RAD maintains the public stewardship of the converted property through clear rules on ongoing ownership and use. The RAD program is cost-neutral and does not increase HUD's budget. This program simply shifts units from the Public Housing program to the Section 8 program so that providers may leverage the private capital markets to make capital improvements.

After HUD reviews and approves the financing plan, it will issue a RAD Conversion Commitment (RCC) to your PHA. Receiving an RCC means that HUD has approved your PHA's RAD plans and that the property is close to completing the conversion process. After receiving an RCC, your property will move toward Closing. After closing, your property will no longer be part of the public housing program. The new Section 8 PBRA or PBV Housing Assistance Payment contract and the RAD Use Agreement will become effective after closing. At this point, your property is now under the PBRA or PBV programs. Your PHA will have to work on any repairs needed at the property and make sure to complete them within required timelines. There was one general question asked concerning RAD; will our rent go up. Mrs. Hinton briefly explained the process as it relates to the rent. Mr. Spann discussed the repairs for the units.

Mr. Spann continued to discuss initiatives, the HA's strategic plan, alternative options for special programs and the importance of affordable housing.

Mr. Spann thanked everyone for their attendance and expressing their concerns. The meeting adjourned at 6:45 PM.



Agenda

FY 2018 Housing Agency Plan

And

Five Year Action Plan FY 2018 – FY 2022

May 16th, 2018 at 5:30 PM

3056 Norman Berry Drive, Training/Meeting Room

1. Call to Order

Receive opening comments from Michael Spann, Executive Director

2. Motion to approve minutes of the May 14, 2018 meeting

3. Motion to approve minutes of the May 15, 2018 meeting.

4. New Business

4.1 Receive comments from Ms. Jackson and/or Ms. Copeland

4.2 Receive comments from Mr. Spann

- a. Review 2018 – 2022 PHA housing activities and plans
 - b. Rental Assistance Demonstration (RAD) update
 - c. Security Camera Additions
 - d. Smoke-Free Public Housing Developments
 - e. Planned / Demolition / Disposition / Redevelopment Activities
- Hillcrest Homes

Nelms House

Martel Homes

4.3 Question & Answer Session

5. Close Meeting

6. Public Hearing closed at _____ PM.

Resident Advisory Board Meeting ~ 2018 Annual & 5-Yr Plan

Sign-in Sheet

May 16, 2018 {5:30PM} @ 3056 Norman Berry Drive

NAME:

ADDRESS:

CONTACT INFO:

1. Andreana Jackson 1066 Calhoun Ave 404-979-1403
2. Tiarra Neely 3082 John Freeman Way 678-532-1698
3. Mula Sam EPHA 4-768-0074
4. Meridia Hinton EPHA 4-768-0078
5. Jara Mobley EPHA 678.235.3118
6. _____
7. _____
8. _____
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19. _____

Housing Authority of the City of East Point, Georgia

Minutes of Resident Advisory Board Meeting

May 16, 2018

The Resident Advisory Board (RAB) of the Housing Authority of the City of East Point, GA (Authority) met on Wednesday, May 16, 2018, at 5:30 PM at 3056 Norman Berry Drive, GA, for its 1st regular meeting to discuss the Resident Advisory Boards role as it relates to the community and for the preparation of the 2018 Annual and 5-Year Plan.

The meeting was called to order at 5:40 PM. Those in attendance were:

Andreana Jackson, Brenda Evans, Tiarra Neely, all Martel Homes Residents, Veridia Hinton, Housing Director, Tara Mobley, and Michael Spann, Executive Director.

We talked about having Security back out since Schools was going to be out and that's when the most trouble or problems comes. We also talk about building a Recreation Center, Putting up Barb Wire Fence at the top Circle to keep Intruders out, and Activities for the Kids to do while out of School.

The meeting closed 6:15

**EPHA Resident Council
3047 John Freeman Way
Meeting Agenda
Thursday, May 17, 2018
Time: 5:00 PM**

Meeting

- I. Call to order**
- II. Moment of Prayer**
- III. Minutes from last meeting**
- IV. Guest Speaker:**

Mr. Spann, EPHA Director and EPHA Staff Members

**Topics of discussion - FY 2018 Housing Agency Plan
Five Year Action Plan FY-2018 – FY2022**

- V. Old Business**
- VI. New Business**
- VII. Announcements**
- VIII. Adjournment**

Sign in Sheet for EPHA Resident Association Meeting

3047 John Freeman Way

Date: 5-17-2018

Time: 5:00

Name	Contact Number	Email Address
Chauncy Walker	404-641-2869	Chauncy1234@gmail.com
Andreana Jackson	404-979-1403	AndreanaR@gmail.com
Deane Jones	404 768-0078 ext 126	DeaneJones@gmail.com
Larry Meed	678-532-1698	LARRY.MEED@GMAIL.COM
Cheryl Pinkins	678-851-7042	C. Pinkins - 36@yahoo.com
Margie Turnipseed	678-979-6657	Mturnipseed7@gmail.com
Brenda Evans	404 438-3280	
Sydney Brown	678 499-8036	SydneyB1969@gmail.com
Twana Copeland	470-327-5152	trendecopeland@gmail.com
Angela Rance	404-307-7340	Angiebee@yahoo.com
Mary McCord	(4) 468-7312	mcordmccord84@yahoo.com
Michael Spang		
Mary Brewster		

Housing Authority of the City of East Point, Georgia

Minutes of Resident Council and Resident Advisory Board Meeting May 17, 2018

The Resident Council Board (RCB) and The Resident Advisory Board of the Housing Authority of the City of East Point, GA (Authority) met on Thursday, May 17, 2018, at 5:30 PM at 3047 John Freeman Way, East Point, GA, for The RCB's regular meeting to discuss the RCB and RAB as it relates to the community and for the preparation of the 2018 Annual and 5-Year Plan.

Chauncy Walker, Section 8 Participant, Andreana Jackson, Brenda Evans, Tonya Woodard, Tiarra Neely, Coyteral Pinkins, Margie Tunipseed, Sydney Brown, Tawanna Copeland, Sabrina Wiley Angela Range, Tonya Woodard, Mary Brewster, Janis Hindsman, all Martel Homes Residents, Denise Jones, Mentor, Veridia Hinton, Housing Director, and Michael Spann, Executive Director.

Resident Association Meeting 5/17/18

The meeting was called to order at 5:19 p.m. by President Jackson.

Chauncey Walker led the meeting in prayer.

The minutes were read by President Jackson.

President Jackson and Parliamentary Chauncey Walker gave a recap on the activities that was discussed at the Resident Advisory Board Meeting.

Mr. Spann came out and gave updates on the RAB meetings and the RAD updates.

Plans for East Point Residents are:

Canei Community Development Summer Camp

Building a Recreational Center

YMCA providing transportation for the children of EPHA to come to their site and enjoy the many activities that they provide

Teen Internships

Security

The next meeting Mr. Spann will bring in statement from the modernization.

Washer/Dryer connection will be suggested for the mods.

Hillcrest has been completely demolished.

Hillcrest Senior Homes will be available for move in January 2020.

The public hearing for RAB will be held on July 10, 2018.

The "NO SMOKING" policy will be in effect July 1, 2018.

The residents would like to have a list of everyone that is on the "BARRED" list.

The residents would like to have grass in their yards.

The next meeting will be held on June 21, 2018 @ 5:00 p.m.

The meeting was adjourned at 6:25 p.m.

Tiarra Neely 5/29/18



Public Hearing
FY 2018 Housing Agency Plan
And
Five Year Action Plan FY 2018 – FY 2022

July 10th, 2018 at 6:00 PM
3056 Norman Berry Drive, Training/Meeting Room

Agenda

1. Open the Public Hearing at 6:00 PM

Receive comments from Michael Spann, Executive Director and Bettie Allen, Chair, Board of Commissioners

2. Review Capital Fund Program and Replacement Housing Factor Grants
3. Review 2018 – 2022 PHA housing activities and plans
4. Rental Assistance Demonstration (RAD) Update
5. Smoke-Free Public Housing Developments
6. Planned / Demolition / Disposition / Redevelopment Activities
 - i. Hillcrest Homes
 - ii. Nelms House
 - iii. Martel Homes
7. Question & Answer Session
8. Public Hearing closed at 6:30 PM.

**Public Hearing
FY 2018 Housing Agency Plan
And
Five Year Action Plan FY 2018 – FY 2022**

July 10, 2018 at 6:00 PM

3056 Norman Berry Drive, Training/Meeting Room

SIGN-IN SHEET

Name:	Property:	Contact Number
Spiller	EPHA	404-754-2386
G. Fuin	EPHA	404-768-3511
Deb Aziz	EPHA	404-539-1330
Sandra Rames	FHA	678 300 1785
Jessie Mobley	EPHA	678-235-3118
Reganina Prothro	EPHA	678-235-3119
Antonio Newman	EPHA	470-587-5133
Colbert Loret	EPHA	770-891-5644
Tawanna Copeland	EPHA	470 678-830-8124
Veridia Hinton	EPHA	404-768-0078

DRAFT

Housing Authority of the City of East Point, Georgia

Public Hearing

FY 2018 Housing Agency Plan and Five Year Action Plan FY 2018- FY 2022

July 10, 2018

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, July 10, 2018 at 5:30 PM at 3056 Norman Berry Drive, East Point, GA, for its regular meeting.

Ms. Allen called the meeting to order at 5:40 PM.

At 6PM, the meeting was paused so that the public hearing could be conducted regarding the 2018 Annual Plan and 5-Year Plan. The Board moved to the larger training room, and the public hearing was conducted by Mr. Spann and Ms. Allen.

Board Members present: Ms. Allen, Dr. Lovett, Mr. Newman, and Ms. Aziz.

Other Housing Authority Employees Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, Tara Mobley, Veridia Hinton, and Rejeana Prothro.

Other Public present: Ms. Sandra Raines (Fairburn HA) and Ms. Tawana Copeland (VP, Resident Advisory Board).

See attached list for public sign in sheet.

Mr. Spann explained that there had been six previous meetings with the residents over the last two months to discuss and present the plan. The residents' major concerns were: request for more security cameras, to improve the fencing and block the cut-through path from the River Park neighborhood to Martel Homes, to add security lighting and more police patrols, for additional IT access to residents and a possible fitness center (at the computer lab in Martel), to offer activities for older children and teenagers. Mr. Spann explained that he had been discussing partnership with the Campbellton Road YMCA, to offer health checkups on site, and to offer shuttles and sports teams (including fee scholarships) to the children and teenagers. He had also explored expanding the sports teams with the East Point Recreation Dept., but there are associated fees and no shuttle. Canai will continue their after school program.

Mr. Spann reviewed the sources and expenditures from the Capital Fund Program and the Replacement Housing Factor Grants from 2018.

Mr. Spann reviewed the PHA activities of the HACEPG, and the future plans for 2018-2022, including the conversion of the Martel and Hurd properties to RAD, the modernization of the Martel units, and security additions.

Mr. Spann discussed the Rental Assistance Demonstration program.

Mr. Spann discussed the Smoke Free Public Housing policy.

Mr. Spann discussed the planned changes to different properties: demolition and redevelopment of Hillcrest Homes, demolition or redevelopment of the Nelms House, and RAD renovation of Martel Homes.

DRAFT

Mr. Spann opened the Q&A Session, and Board members and the public discussed adding activities for older children and teenage residents, including the 4H program, the Community Garden, and Canai summer internships.

Hearing no further questions, Mr. Spann closed the public hearing at 6:30PM, and thanked everyone for their participation.

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent of ALM Media, LLC., publishers of the **Daily Report**, the official newspaper published in Atlanta, GA, in said county and state, and that the publication, of which the annexed is a true copy, was published in said newspaper as provided by law on the following dates: 05/23/2018.

Angela Sant

K. Mosley
Subscribed and sworn to before me this May 23, 2018



NOTICE FOR PUBLIC REVIEW

May 18, 2018

**Housing Authority of the City of East Point, Georgia
FY 2018 Housing Agency Plan**

And

Five Year Action Plan FY 2018 – FY 2022

The Housing Authority of the City of East Point, Georgia is developing its Public Housing Agency Plan for FY 2018 in compliance with the Quality Housing and Work Responsibility Act of 1998. The Housing Authority has prepared the Agency Plan in draft form and offers the draft for public review beginning on May 18, 2018 through July 09, 2018. The draft is available for review in the lobby of the Management Offices located at 3056 Norman Berry Drive, Hurd Homes, 3022 Randall Street and website: www.eastpointha.org, the East Point Public Library, 2757 Main Street, and at the East Point City Clerks office, 1526 East Forrest Ave, East Point, GA 30344. The draft will be available during normal hours of operation 7:30 AM to 5:30 PM, Monday through Thursday.

The Board of Commissioners will hold a public hearing on July 10th at 6:00 p.m. at the administrative office of the Housing Authority, 3056 Norman Berry Drive, East Point GA, 30344, at which time the Housing Authority will receive comments from the general public, public housing residents, and program participants on the contents and recommendations for the 2018 PHA Agency Plan and 5-Year Plan.

For additional information, please call 404-768-0078.

#0000320547:5/23-1sh

To: Any unaffiliated biological father of A.J.R. You are hereby notified that on April 24, 2018 a petition to terminate your rights as a biological father was filed in the Superior Court of Fulton County, Georgia. Civil Action No. 2018CV304221 by Bethany Christian Services, Inc. for the purpose of adoption in the interest of a male child whose initials are A.J.R. born March 18, 2018 to Karlynn Riley. You are further notified that this child has been named as the child of the child of said minor child. The biological mother who executed a Surrender of Rights for Adoption to Bethany Christian Services, Inc. according to Georgia law. All rights you may have with respect to the minor child will be lost and you will neither receive notice nor be entitled to object to the adoption of the child unless, within thirty (30) days of the date of your receipt of this notice, you file a motion to Legitimate the child pursuant to the Official Code of Georgia Annotated Section 19-7-22 or otherwise.

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FY 2018 Housing Agency Plan
And**

Five Year Action Plan FY 2018 – FY 2022

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For additional information, please call 404-768-0078.
#0000329956:7/3-1sh

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent of ALM Media, LLC., publishers of the **Daily Report**, the official newspaper published in Atlanta, GA, in said county and state, and that the publication, of which the annexed is a true copy, was published in said newspaper as provided by law on the following dates: 07/03/2018.

Angela Hall

K Mosley
Subscribed and sworn to before me this July 3, 2018



NOTICE FOR PUBLIC REVIEW

May 18, 2018

Housing Authority of the City of East Point, Georgia

FY 2018 Housing Agency Plan

And

Five Year Action Plan FY 2018 – FY 2022

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For additional information, please call 404-768-0078.

6/4/2018
10:32:02AM

East Point H. A. (03)

Section 8 Waiting List

Authority 3
Page 87 of 87

List: 0 - All List

D - Applied Date

<u>Application</u>	<u>Applied Date / Time</u>	<u>Name</u>	<u>Telephone</u>	<u>Pref</u>	<u>Type</u>	<u>Race</u>	<u>Eth</u>	<u>Sex</u>	<u>Income</u>	<u>Rooms</u>	<u>Status</u>
<u>Position</u>			<u>Location</u>			<u>Score</u>		<u>Members</u>		<u>Rent Amount</u>	

Summary of Applicants

Race	1	2	3	4	5	Total
Applicants	7	848	1	1	0	857
Elderly	0	64	0	0	0	64
Disabled	4	211	0	1	0	216
Near Elderly	1	109	0	0	0	110
Hispanic	3	1	1	0	0	5
With Children	0	64	1	0	0	65
Room Size 0	0	0	0	0	0	0
Room Size 1	5	244	0	1	0	250
Room Size 2	0	348	0	0	0	348
Room Size 3	1	207	1	0	0	209
Room Size 4	0	36	0	0	0	36
Room Size 5	1	13	0	0	0	14
Room Size 6	0	0	0	0	0	0

Income Analysis

	Number	Percent
Extremely Low	831	96.97
Very Low	22	2.57
Low	4	0.47

Sec-8
HCV
Wait List

6/4/2018
10:53:46AM

East Point Housing Authority

Waiting List

Authority 1
Page 78 of 78

List: 0 - All

D - Applied Date

Application	Applied Date / Time	Name	Telephone	Pref	Type	Race	Eth	Sex	Income	Rooms	Status
Position			Location			Score		Members	Accessible		Rent Amount

Summary of Applicants

Race	1	2	3	4	5	Total
Applicants	7	1,060	0	3	0	1,070
Elderly	0	55	0	0	0	55
Disabled	4	224	0	1	0	229
Near Elderly	1	174	0	0	0	175
Hispanic	1	2	0	0	0	3
With Children	0	54	0	0	0	54
Room Size 0	0	0	0	0	0	0
Room Size 1	5	431	0	2	0	438
Room Size 2	1	479	0	1	0	481
Room Size 3	1	134	0	0	0	135
Room Size 4	0	10	0	0	0	10
Room Size 5	0	5	0	0	0	5
Room Size 6	0	1	0	0	0	1

Income Analysis

	Number	Percent
Extremely Low	1,030	96.26
Very Low	37	3.46
Low	3	0.28

Public
Housing

RESOLUTION NO. 2018-07-01

APPROVING THE PROPOSED 2018 AGENCY PLAN AND 5-YEAR PLAN AND DIRECTING THE EXECUTIVE DIRECTOR TO FORWARD THE PLANS ELECTRONICALLY TO HUD

WHEREAS, HUD requires housing authorities to adopt an Agency Plan, containing therein a five-year plan for the improvement of the Housing Authority, and

WHEREAS, the Board of Commissioners had established an Agency Plan Advisory Board Committee, representing the four occupied public housing developments and the participants of the Housing Choice Voucher Program, and

WHEREAS, the Advisory Committee has met on four occasions and provided guidance to the staff in the development of the proposed 2018 Agency Plan and 5-Year Plan, and

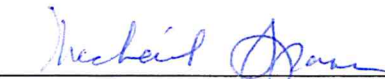
WHEREAS, HUD has not informed the Housing Authority of the funds it will receive for the 2018 federal fiscal year, and

WHEREAS, the availability of the proposed 2018 Agency Plan and 5-Year Plan was made available to the residents, the Advisory Board and public comment was solicited at a public hearing.

NOW THEREFORE BE IT RESOLVED, that the proposed 2018 Agency Plan and 5-Year Plan for the Housing Authority of the City of East Point, Georgia is hereby approved, and

BE IT FURTHER RESOLVED, that the Executive Director is hereby directed to transmit the 2018 Agency Plan and 5-Year Plan electronically to HUD, and

BE IT FURTHER RESOLVED, that this Resolution takes effect immediately.



Michael Spann, Secretary

7-10-2018

Date



Bettie Allen, Chair

7/10/2018

Date

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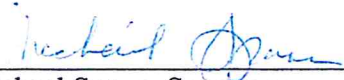
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Michael Spann, Secretary

7-10-2018

Date



Bettie Allen, Chair

7/10/2018

Date

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

Part I: Summary

PHA Name/No. East Point Housing Authority - GA078		Locality (City/County & State) East Point, Fulton County, GA		Original 5-Year Plan		<input checked="" type="checkbox"/> Revision No. 1	
A.	Development Number and Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	
		FFY 2018		FFY 2019	FFY 2020	FFY 2021	FFY 2022
B.	Physical Improvements Subtotal	See Annual Statement	\$500,041		\$500,041		\$500,041
C.	Management Improvements						
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration						
F.	Other						
G.	Operations						
H.	Demolition						
I.	Development						
J.	Capital Fund Financing – Debt Service						
K.	Total CFP Funds						
L.	Total Non-CFP Funds						
M.	Grand Total						

Signature of Executive Director:

Date:

Signature of Public Housing Director:

Date:

Michael Spann
Michael Spann, Executive Director
East Point Housing Authority

7-16-2018
Ada Holloway, Director
DHUD, GA State Office

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2018	Work Statement for Year FFY 2019			Work Statement for FFY: 2020		
	Development Number/Name General Description of Major Work Categories	Qty	Estimated Cost	Development Number/Name General Description of Major Work Categories	Qty	Estimated Cost
See	1450- Site Improvements			1450- Site Improvements		
Annual						
Statement	GGA078000003 Martel Homes – General Site Work, Water, Sewer, and Gas Utility Upgrades	LS	\$15,000	GGA078000003 Martel Homes – General Site Work, Water, Sewer, and Gas Utility Upgrades	LS	\$15,000
	GGA078000003 Martel Homes – Landscape/Erosion Control	LS	\$18,000	GGA078000003 Martel Homes – Landscape/Erosion Control	LS	\$18,000
	GGA078000003 Martel Homes – Computer Lab Parking Expansion	LS	\$15,000	GGA078000003 Martel Homes – Computer Lab Parking Expansion	LS	\$15,000
	GGA078000002 Hurd Homes – Erosion Control/Landscape	LS	\$10,000	GGA078000002 Hurd Homes – Erosion	LS	\$10,000
	GGA078000002 Hurd Homes & GGA078000003 Martel Homes Concrete Repair, Curbs & Paths, Fencing & Screen Walls	LS	\$75,000	GGA078000002 Hurd Homes & GGA078000003 Martel Homes Concrete Repair, Curbs & Paths, Fencing & Screen Walls	LS	\$75,000
	1460 Dwelling Structures			1460 Dwelling Structures		
	GGA078000003 Martel Homes – Replace Screen Doors & Hardware	10	\$25,000	GGA078000003 Martel Homes – Replace Screen Doors & Hardware	10	\$25,000
	GGA078000003 Martel Homes – Replace Kitchen Cabinets & Countertops, install washer/dryer connections	10	\$50,000	GGA078000003 Martel Homes – Replace Kitchen Cabinets & Countertops, install washer/dryer connections	10	\$50,000
	GGA078000003 Martel Homes – Install HVAC, Plumbing & Electrical Systems	10	\$160,041	GGA078000003 Martel Homes – Install HVAC, Plumbing & Electrical Systems	10	\$160,041
	GGA078000003 Martel Homes – Construct New Mechanical Closets for HVAC and Water Heaters	10	\$34,000	GGA078000003 Martel Homes – Construct New Mechanical Closets for HVAC and Water Heaters	10	\$34,000
	GGA078000003 Martel Homes – Modify Wall Framing,	10	\$38,000	GGA078000003 Martel Homes – Modify Wall Framing,	10	\$38,000
	GGA078000003 Martel Homes – Provide New Energy Efficient Upgrades and Replace Windows	15	\$35,000	GGA078000003 Martel Homes – Provide New Energy Efficient Upgrades and Replace Windows	15	\$35,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

	1465- Dwelling Equipment – Non-Expendable				1465- Dwelling Equipment – Non-Expendable		
	G/A078000003 Martel Homes – Energy Efficient Appliances for Remodel Units	12	\$10,000		G/A078000003 Martel Homes – Energy Efficient Appliances for Remodel Units	12	\$10,000
	1470- Non- Dwelling				1470- Non- Dwelling		
	Community Bldg Renovations	2	\$15,000		Community Bldg Renovations	2	\$15,000
	1485 – Demolition Activities	1	\$300,000		1485 – Demolition Activities	1	\$300,000
	Subtotal of Estimated Cost		\$800,041		Subtotal of Estimated Cost		\$800,041

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY _____	Work Statement for Year: 2021			Work Statement for Year: 2022		
	Development Number/Name General Description of Major Work Categories	Qty	Estimated Cost	Development Number/Name General Description of Major Work Categories	Qty	Estimated Cost
See Annual Statement	1450– Dwelling Equipment 1450- Site Improvements			1450- Site Improvements		
	GA078000003 Martel Homes – General Site Work, Wal Sewer, and Gas Utility Upgrades	LS	\$15,000	GA078000003 Martel Homes – General Site Work, Water, Sewer, and Gas Utility Upgrades	LS	\$15,000
	GA078000003 Martel Homes – Landscape/Erosion Control	LS	\$18,000	GA078000003 Martel Homes – Landscape/Erosion	LS	\$18,000
	GA078000003 Martel Homes – Computer Lab Parking Expansion	LS	\$15,000	GA078000003 Martel Homes – Computer Lab Parking Expansion	LS	\$15,000
	GA078000002 Hurd Homes – Erosion Control/Landscape	LS	\$10,000	GA078000002 Hurd Homes – Erosion Control/Landscape	LS	\$10,000
	GA078000002 Hurd Homes & GA078000003 Martel Homes Concrete Repair, Curbs & Paths, Fencing & Screen Walls	LS	\$75,000	GA078000002 Hurd Homes & GA078000003 Martel Homes Concrete Repair, Curbs & Paths, Fencing & Screen Walls	LS	\$75,000
	1460 Dwelling Structures			1460 Dwelling Structures		
	GA078000003 Martel Homes – Replace Screen Doors & Hardware	10	\$25,000	GA078000003 Martel Homes – Replace Screen Doors & Hardware	10	\$25,000
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	GA078000003 Martel Homes – Modify Wall Framing,	10	\$38,000	GA078000003 Martel Homes – Modify Wall Framing,	10	\$38,000

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

OMB No. 2577-0226
Expires 4/30/2011

form HUD-50075.2 (4/2008)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 4/30/2001

[illegible]

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 4/30/2001

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[illegible]

Capital Fund Program**(CFP) Amendment**

to the Annual Contributions Contract (ACC)

HUD-52840-A

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0075

(exp. 01/31/2021)

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, Public Housing Authority (as identified in the attached Addendum) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") have entered into Annual Contributions Contract(s) (ACC(s)) (HUD-53012), this CFP Amendment to the ACC(s) and the attached Addendum (collectively the Consolidated Annual Contributions Contract).

Whereas, HUD has agreed to provide CFP assistance, to the PHA in the amount specified in the attached Addendum for the purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised CFP Amendment with Addendum authorizing such additional amounts.

Now Therefore, this CFP Amendment with the attached Addendum amends the ACC(s) as follows:

1. This CFP Amendment with Addendum is a part of the ACC(s).

2. The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five-Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization

scheduled will be made directly to a designated trustee within 3 days of the due date.

5. Unless otherwise provided, the 24-month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48-month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. However, the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s), and provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA has accepted all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to any corrective action order(s) in effect.

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall

follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, the provisions of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing projects(s) under the ACC(s), and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12-month obligation and 24-month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24-month obligation and 48-month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

**PUBLIC NOTICE OF SIGNIFICANT AMENDMENT
TO THE ANNUAL AND/OR FIVE YEAR PLAN**

The **HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA** (HACEPG) is amending its Annual and/or Five Year PHA plan for the 2018 Plan Year. The HACEPG has received a Commitment to Enter into a Housing Assistance Payments (CHAP) from the U.S. Department of Housing and Urban Development (HUD) for the conversion of public housing units at Martel Homes, Hurd Homes, Hillcrest Homes, and Nelms House to Project Based Voucher assisted units under the Rental Assistance Demonstration Program (RAD) in accordance with the guidelines of PIH Notice 2012-32, Rev 2 and any successor notices.

Conversion under RAD is considered a Significant Amendment to the HACEPG Annual and/or Five Year Plan.

The CHAPS that were received for Hillcrest Homes and Nelms House were surrendered to HUD as a result of failure to obtain adequate development funding. The RAD application for these two sites will be resubmitted once notice is given of availability.

The RAD conversion for the Martel and Hurd Homes sites are continuing as planned with financing and anticipated close before December 31, 2018.

A 45-day notice with an opportunity to present public comments regarding this change was posted on May 18, 2018.

The draft of the proposed Significant Amendment related to this RAD conversion was available for review on the HACEPG website at www.eastpointha.org and at the HACEPG Central Office, 3056 Norman Berry Drive, East Point, Georgia, 30344.

Comments were to have been made in writing and presented to the main office located at 3056 Norman Berry Drive, East Point, Georgia, 30344. Attn: T. Mobley or via email to tmobley@eastpointha.org no later than 5:30 pm on Monday, July 9th, 2018.

A public hearing was conducted on Tuesday, July 10, 2018 at 6:00 pm in the Executive Conference Room of the HACEPG's Central Office, 3056 Norman Berry Drive, East Point, Georgia, 30344.

**Nelms House (GA078-0001), Hurd Homes (GA078-0002), Martel Homes (GA078-00003)
Rental Assistance Demonstration (RAD) Amendment to the 2018 Annual Plan**

A. Introduction

The Housing Authority of the City of East Point, Georgia is amending its Annual PHA Plan because it will be applying for the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program for the Nelms House site (GA07800005). This is in response to the guidelines of PIH Notice 2012-32 (HA), REV-2 and any successor Notices. Conversion of assistance under RAD is considered a Significant Amendment to the Authority's Annual and/or Five Year Plan.

Upon conversion to RAD Project Based Vouchers, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6.C & 1.6.D of PIH Notice 2012-32 (HA), REV-2. These resident rights, participation, waiting list and grievance procedures are further listed below in Section C below. Additionally, Attachment 1B to PIH Notice 2012-32 (HA), REV-2 regarding Resident Provisions is attached to this amendment. Although the site being planned for RAD has been vacant since 2004, the Authority will follow all required tenant rights guidelines.

Additionally, the Authority is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement. This RAD conversion complies with all applicable site selection and neighborhood reviews standards and that all appropriate procedures have been followed.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Authority may also borrow funds to address their capital needs.

The Authority currently has no debt under an Energy Performance Contract for the Rankin Terrace development.

In addition to the Nelms House conversion, the Authority will continue its conversion for Martel Homes and Hurd Homes as planned.

B. Development Information

Below, please find specific information related to the Public Housing Development selected for conversion to RAD:

Name of Public Housing Development:	PIC Development ID:	Conversion Type:	Transfer of Assistance:
<i>Nelms House</i>	<i>GA078000001</i>	Project Based Vouchers (PBV)	None
Total Units:	Pre-RAD Unit Type:	Post-RAD Unit Type if different:	Capital Fund allocation of Development:

100	Elderly/Disabled	Elderly / Disabled	(Annual Capital Fund Grant for Nelms House multiplied by total number of units in project)
Bedroom Type:	Number of Units Pre-Conversion:	Number of Units Post-Conversion:	Change in Number of Units per Bedroom Type and Why: (De Minimis Reduction, Transfer of assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	16	16	
One Bedroom	80	80	
Two Bedroom	4	4	
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
If performing a Transfer of Assistance: n/a	Explain how transferring waiting list: N/A		

Development Information

Below, please find specific information related to the Public Housing Development selected for conversion to RAD:

Name of Public Housing Development:	PIC Development ID:	Conversion Type:	Transfer of Assistance:
<i>Hurd Homes</i>	<i>GA078000002</i>	Project Based Vouchers (PBV)	None

Total Units:	Pre-RAD Unit Type:	Post-RAD Unit Type if different:	Capital Fund allocation of Development:
34	Family	Family	(Annual Capital Fund Grant for Hurd Homes multiplied by total number of units in project)
Bedroom Type:	Number of Units Pre-Conversion:	Number of Units Post-Conversion:	Change in Number of Units per Bedroom Type and Why: (De Minimis Reduction, Transfer of assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	4	4	
Two Bedroom	12	12	
Three Bedroom	14	14	
Four Bedroom	4	4	
Five Bedroom	0	0	
Six Bedroom	0	0	
If performing a Transfer of Assistance: n/a	Explain how transferring waiting list: N/A		

Development Information

Below, please find specific information related to the Public Housing Development selected for conversion to RAD:

Name of Public Housing Development:	PIC Development ID:	Conversion Type:	Transfer of Assistance:

<i>Martel Homes</i>	<i>GA078000003</i>	Project Based Vouchers (PBV)	None
Total Units:	Pre-RAD Unit Type:	Post-RAD Unit Type if different:	Capital Fund allocation of Development:
145	Family	Family	(Annual Capital Fund Grant for Martel Homes multiplied by total number of units in project):
Bedroom Type:	Number of Units Pre-Conversion:	Number of Units Post-Conversion:	Change in Number of Units per Bedroom Type and Why: (De Minimis Reduction, Transfer of assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	20	20	
Two Bedroom	40	40	
Three Bedroom	57	57	
Four Bedroom	20	20	
Five Bedroom	8	8	
Six Bedroom	0	0	
If performing a Transfer of Assistance: n/a	Explain how transferring waiting list: N/A		

Resident Rights, Participation, Waiting List and Grievance Procedures

C. Resident Rights and Participation

1. Right to Return. Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Permanent involuntary displacement of residents may not occur as a result of a project's conversion of assistance, including, but not limited to, as a result of a change in bedroom distribution, a de minimis reduction of units, the reconfiguration of efficiency apartments, or the repurposing of dwelling units in order to facilitate social service delivery. Where the transfer of assistance to a new site is warranted and approved residents of the converting project will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a PHA or Owner's offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.

2. No Re-screening of Tenants upon Conversion. Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions.

Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.

3. Under-Occupied Unit. If a family is in an under-occupied unit under 24 CFR 983.259 at the time of conversion, the family may remain in this unit until an appropriate-sized unit become available in the covered Project. When an appropriate sized unit becomes available in the covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the covered Project, 24 CFR 983.259 is waived.

4. Renewal of Lease. Under current regulations at 24 CFR § 983.257(b)(3), the PHA must renew all leases upon lease expiration, unless cause exists. This provision must be incorporated by the PBV owner into the tenant lease or tenancy addendum, as appropriate.

5. Phase-in of Tenant Rent Increases. If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is waiving section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

HACEPG Policy: If the tenant's monthly rent increases more than 10% or \$25 whichever is greater, a three (3) year phase in will be implemented according to the Three Year Phase-in scheduled below.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058.

Three Year Phase-in:

- ☐ Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP and the standard TTP
- ☐ Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 66% of difference between most recently paid TTP and the standard TTP
- ☐ Year 3: Year 3 AR and all subsequent recertifications – Full standard TTP

Five Year Phase in:

- ☐ Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP and the standard TTP
- ☐ Year 2: Year 2 AR and any IR prior to Year 3 AR – 40% of difference between most recently paid TTP and the standard TTP
- ☐ Year 3: Year 3 AR and any IR prior to Year 4 AR – 60% of difference between most recently paid TTP and the standard TTP
- ☐ Year 4: Year 4 AR and any IR prior to Year 5 AR – 80% of difference between most recently paid TTP and the standard TTP
- ☐ Year 5 AR and all subsequent recertifications – Full standard TTP

Please Note: In either the three year phase-in or the five-year phase-in, once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.

6. Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs. Public Housing residents that are current FSS participants will continue to be eligible for FSS once their housing is converted under RAD, and PHAs will be allowed to use any PH FSS funds, to serve those FSS participants who live in units converted by RAD. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the FY15 Appropriations Act), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

However, PHAs should note that there are certain FSS requirements (e.g. escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984, and participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100. Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future public housing ROSS-SC grants, nor will its residents be eligible to be served by future public housing ROSS-SC grants, which by statute can only serve public housing residents.

7. Resident Participation and Funding. In accordance with Attachment 1B (attached), residents of covered projects with converted PBV assistance will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

8. Resident Procedural Rights. The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

a. Termination Notification. HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257, related to Project owner termination of tenancy and eviction, the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:

i. A reasonable period of time, but not to exceed 30 days:

a. If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or

b. In the event of any drug-related or violent criminal activity or any felony conviction;

ii. 14 days in the case of nonpayment of rent; and

iii. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

b. Grievance Process. Pursuant to the requirements in the RAD Statute, HUD has established additional procedural rights to comply with the requirements of section 6 of the Act.

For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner/PHA (hereinafter "Project Owner") to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi), an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.

a. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).

b. For any additional hearings required under RAD, the Project Owner will perform the hearing.

ii. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.

iii. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).

iv. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

HACEPG Policy: The hearing procedures for PBV and PBV clients converted under RAD are outlined in Chapter 18 of the HACEPG HCV Administrative Plan (see Addendum I).

9. Earned Income Disregard (EID). Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described above; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only applies to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion (e.g., due to loss of employment); tenants that move into the property following conversion, etc.) is covered by this waiver.

10. Jobs Plus. - Not Applicable

11. When Total Tenant Payment Exceeds Gross Rent. Under normal PBV rules, the PHA may only select an occupied unit to be included under the PBV HAP contract if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(d)). Also a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation may often result in a family's TTP equaling or exceeding the gross rent for the unit, for current residents (i.e. residents living in the public housing property prior to conversion), HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that the rent to owner for the unit equal the family's TTP until such time that the family is eligible for a housing assistance payment. HUD is waiving as necessary to implement this alternative provision, the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR 983.301 as modified by PIH Notice 2012-32, REV-2. In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP contract. Assistance may subsequently be reinstated if the tenant becomes eligible for assistance.

Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP come to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property; and, if the project is partially assisted, the PHA may

substitute a different unit for the unit on the HAP contract in accordance with 24 CFR § 983.207 or, where “floating” units have been permitted.

12. Transfer of Assistance. Not Applicable.

1. Capital Fund Education and Training Community Facilities (CFCF) Program. CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. Where a community facility has been developed under CFCF in connection to or serving the residents of an existing public housing project converting its assistance under RAD, residents will continue to qualify as “PHA residents” for the purposes of CFCF program compliance. To the greatest extent possible the community facility should continue to be available to public housing residents

WHA Policy: WHA does not receive CFCF funding, therefore this section is not applicable.

D. PBV: Other Miscellaneous Provisions

1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration. PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work.

2. Additional Monitoring Requirement. The PHA’s Board must approve the operating budget for the covered project annually in accordance with HUD requirements.

3. Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).

- i. The Davis-Bacon prevailing wage requirements (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) apply to all initial repairs and new construction that are identified in the Financing Plan to the extent that such repairs or construction qualify as development. “Development”, as applied to work subject to Davis-Bacon requirements on Section 8 projects, encompasses work that constitutes remodeling that alters the nature or type of housing units in a PBV project, reconstruction, or a substantial improvement in the quality or kind of original equipment and materials, and is initiated within 18 months of the HAP contract. Development activity does not include replacement of equipment and materials rendered unsatisfactory because of normal wear and tear by items of substantially the same kind. Davis-Bacon requirements apply only to projects with nine or more assisted units.
- ii. Section 3 (24 CFR Part 135) applies to all initial repairs and new constructions that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation. In addition, Section 3 may apply to the project after conversion based on the receipt of the use of federal financial assistance for rehabilitation activities.

4. Establishment of Waiting List. 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site based waiting list from which residents for the covered Project will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:

i. Transferring an existing site-based waiting list to a new site-based waiting list. If the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.

ii. Informing applicants on the site-based waiting list on how to apply for a PBV program-wide or HCV program-wide waiting list.

iii. Informing applicants on a public housing community-wide waiting list on how to apply for a voucher-wide, PBV program-wide, or site-based waiting list. If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the converted project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD.

A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area, informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's centralized public housing waiting list who wish to be placed onto the newly-established waiting list are done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR § 983.251(c).

HACEPG Policy: Administrative Plan will dictate Wait List administration process

5. Mandatory Insurance Coverage. The project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project.

6. Agreement Waiver. For public housing conversions to PBV, there will be no Agreement to Enter into a Housing Assistance Payments (AHAP) contract. Therefore, all regulatory references to the Agreement (AHAP), including regulations under 24 CFR Part 983 Subpart D are waived.

7. Future Refinancing. Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)

8. Administrative Fees for Public Housing Conversions during Transition Period. For the remainder of the Calendar Year in which the HAP Contract is effective (i.e. “transition period”), RAD PBV projects will be funded with public housing funds. For example, if the project’s assistance converts effective July 1, 2015, the public housing Annual Contributions Contract (ACC) between the PHA and HUD will be amended to reflect the number of units under the HAP contract, but will be for zero dollars, and the RAD PBV contract will be funded with public housing money for July through December 2015. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMA during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

9. Choice Mobility. One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance. If as a result of participation in RAD a significant percentage of the PHA’s HCV program becomes PBV assistance, it is possible for most or all of the PHA’s turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP contract administered by the PHA exceeds 20 percent of the PHA’s authorized units under its HCV ACC with HUD.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the request from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA’s administrative plan. This alternative requirement does not apply to PBVs entered into outside of the context of RAD.

10. Reserve for Replacement. The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet project requirements.

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), the East Point Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a.** Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b.** Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- c.** Changes to the financing structure for each approved RAD conversion.

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

Approved by OMB

0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input checked="" type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency: US Department of Housing & Urban Development			7. Federal Program Name/Description: CFDA Number, if applicable: n/a		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Michael Spann</u> Print Name: <u>Michael Spann</u> Title: <u>Executive Director</u> Telephone No.: <u>678-235-3125</u> Date: <u>07/16/2018</u>		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)



Environmental Form 3

Certification of Categorical Exclusion (subject to 58.5)

Determination of activities per 24 CFR 58.35(a)
May be subject to provisions of Sec 58.6, as applicable

Project Name: Martel Homes GA078/AMP003 - East Point Housing Authority
Project Description: Modernization of Public Housing / Rental Assistance Demonstration Conversion
Address: 3056 Norman Berry Drive, East Point, GA 30344
Funding Source: CDBG _____ Other Capital Fund Program _____
Funding Amount: \$1,058,176
Grant Number: GA01P078501-18

I hereby certify that the abovementioned project has been reviewed and determined to be a Categorical Excluded activity (subject to 58.5) per 24 CFR 58.35(a) as follows:

<input type="checkbox"/>	1. Acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements (other than buildings) when the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20 percent (e.g., replacement of water or sewer lines, reconstruction of curbs and sidewalks, repaving of streets);
<input type="checkbox"/>	2. Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons;
<input checked="" type="checkbox"/>	3. Rehabilitation of buildings and improvements when the following conditions are met: i. In the case of multifamily residential buildings: A. Unit density is not changed more than 20 percent; B. The project does not involve changes in land use from residential to non-residential; and C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation. ii. In the case of non-residential structures, including commercial, industrial, and public buildings: A. The facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent; and B. The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to another.
<input type="checkbox"/>	4. An individual action on a one- to four-family dwelling or an individual action on a project of five or more units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than four units on any one site;
<input type="checkbox"/>	5. Acquisition or disposition of an existing structure or acquisition of vacant land provided that the structure or land acquired or disposed of will be retained for the same use;
<input checked="" type="checkbox"/>	6. Combinations of the above activities.

The responsible entity must also complete and attach a **Statutory Worksheet**. By signing below the Responsible Entity certifies in writing that each activity or project is Categorical Excluded (subject to 58.5) and meets the conditions specified for such exemption under section 24 CFR 58.35(a). If IOCRA agrees with this determination then you will be notified of which State and/or Federal Agencies that will need to be contacted for comment prior to submission of your application. Please keep a copy of this determination in your project files.

If no adverse comments are received from these agencies, you may proceed with its publication of a "Notice of Intent to Request Release of Funds" immediately following grant award.

Responsible Entity Certifying Official Name & Title (please print) _____

Responsible Entity Certifying Official Signature _____

Date _____



Certification of Categorical Exclusion (subject to 58.5)

By signing below the Responsible Entity certifies in writing that each activity or project is Categorical Excluded (subject to 58.5) and meets the conditions specified for such determination under section 24 CFR 58.35(a). Please keep a copy of this determination and the Statutory Worksheet in your project files.

Frederick Gardiner, City Manager - City of East Point, Georgia
Responsible Entity Certifying Official Name & Title (please print)

A handwritten signature in blue ink, appearing to be "Frederick Gardiner", is written over a horizontal line.

Responsible Entity Certifying Official Signature

Date

A handwritten date "12/6/17" in blue ink is written over a horizontal line.



STATUTORY WORKSHEET

24 CFR §58.5 STATUTES, EXECUTIVE ORDERS & REGULATIONS

Use this worksheet only for projects which are Categorically Excluded per 24 CFR Section 58.35(a).

PROJECT NAME and DESCRIPTION - Include all contemplated actions which logically are either geographically or functionally part of the project: Martel Homes GA078/AMP 003 – East Point Housing Authority

This project is determined to be **Categorically Excluded** according to: [Cite section(s)] Section 58.35(a)

DIRECTIONS - Write “A” in the Status Column when the project, by its nature, does not affect the resources under consideration; OR write “B” if the project triggers formal compliance consultation procedures with the oversight agency, or requires mitigation (see Statutory Worksheet Instructions). Compliance documentation must contain verifiable source documents and relevant base data.

Compliance Factors:

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	A/B	<u>Compliance Documentation</u>
Historic Preservation [36 CFR Part 800]	A	This is not an undertaking per the Section 106 regulations and does not require SHPO consultation.
Floodplain Management [24 CFR 55, Executive Order 11988]	A	Not in flood plain hazard area per FEMA Firmette Map 13121C0366E
Wetland Protection [Executive Order 11990]	A	Not in Wetlands area per F&WS NWI Map, East Point, GA
Coastal Zone Management Act [Sections 307(c) and (d)]	A	Not within 250 miles of Coastal Areas
Sole Source Aquifers [40 CFR 149]	A	No sole source aquifers are located within NC. See www.epa.gov/safewater/swp/ssa/reg4.html
Endangered Species Act [50 CFR 402]	A	None on site. None on Federal and State Endangered Species for immediate site
Wild and Scenic Rivers Act [Sections 7(b), and (c)]	A	None located in East Point, GA per National Park Service's listing
Clean Air Act [Sections 176(c), (d), and 40 CFR 6, 51, 93]	A	Scope of Work is an action triggering the Act
Farmland Protection Policy Act [7 CFR 658]	A	Immediate area has not been farmed in the last 50 years
Noise Abatement and Control [24 CFR 51B]	A	Site area is outside of the 65 DNL Noise Contour
Explosive and Flammable Operations [24 CFR 51C]	A	None in the immediate area of the site
Airport Clear Zones and Accident Potential Zones [24 CFR 51D]	A	Not within the 65DNL of HJIA map dated 2014
Toxic Chemicals and Radioactive Materials [24 CFR 58.5(i)(ii)]	A	Site is not listed on an EPA Superfund National Priorities or CERCLA List or equivalent State List
Environmental Justice [Executive Order 12898]	A	NA



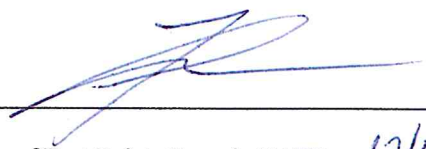
STATUTORY WORKSHEET

DETERMINATION:

- (XX) This project converts to Exempt, per Section 58.34(a)(12), because it does not require any mitigation or compliance with any listed statutes or authorities, nor requires any formal permit or license (Status "A" has been determined in the status column for all authorities); **Funds may be drawn down** for this (now) EXEMPT project; OR
- () This project cannot convert to Exempt because one or more statutes/authorities require consultation or mitigation. Complete consultation/mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (HUD 7015.16) per Section 58.70 and 58.71 before drawing down funds; OR
- () The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare the EA according to 24 CFR Part 58 Subpart E.

PREPARER SIGNATURE:  DATE: 11-29-17

PREPARER NAME & TITLE (please print): Michael K. Brown, Program Administrator/Consultant

RESPONSIBLE ENTITY CERTIFYING OFFICIAL SIGNATURE: 

NAME & TITLE (please print): Frederick Gardiner, City Manager - City of East Point, Georgia DATE: 12/6/17



Compliance Documentation Checklist 24 CFR 58.6

PROJECT NAME / DESCRIPTION: Martel Homes GA078/AMP 003 – East Point Housing Authority

Level of Environmental Review Determination: Exempt per 24 CFR 58.34

(Select One: Exempt per 24 CFR 58.34, Categorically Excluded not subject to statutes per § 58.35(b), Categorically Excluded subject to statutes per § 58.35(a), or Environmental Assessment per § 58.36, or EIS per 40 CFR 1500).

STATUTES AND REGULATIONS LISTED AT 24 CFR 58.6

FLOOD DISASTER PROTECTION ACT

1. Does the project involve acquisition, construction or rehabilitation of structures located in a FEMA-identified Special Flood Hazard?

(XX) No - Source Documentation: Not in flood plain hazard area per FEMA Firmette Map 13121C0366E

() Yes – Continue To Question 2.

2. Is the community participating in the National Flood Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

() Yes - Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept on file.

() No - **Federal assistance may not be used in the Special Flood Hazards Area unless the community is participating in the National Flood Insurance Program.**

COASTAL BARRIERS RESOURCES ACT

1. Is the project located in a coastal barrier resource area?

(XX) N/A - Non-coastal county.

() No – Coastal counties must cite source documentation: _____
(This element is completed).

() Yes - **Federal assistance may not be used in such an area.**

AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

1. Is the project located within 3,000 feet from the end of the runway at a civil airport? Is the project located within 2.5 miles from the end a runway at a military airfield?

(XX) No - Source Documentation: _____
(This element is completed).

() Yes – Continue to Question 2.

2. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone or a Military Installation's Clear Zone?

(XX) No - Source Documentation: NA
(Project complies with 24 CFR 51.303[a][3]).

() Yes – **A disclosure statement must be provided to buyer and a copy of the signed disclosure must be maintained in this Environmental Review Record.**

Prepared by (name and title, please print): Michael K. Brown, Program Administrator/Consultant

Signature: _____

Date: 11-29-07


**DETERMINATION OF CATEGORICAL
EXCLUSION/EXEMPTION
PER 24 CFR PART 58.35(a)(3)ii
MODERNIZATION OF DWELLING UNITS
AND
SITE IMPROVEMENTS
MARTEL HOMES APARTMENTS GA078000003
GRANT NUMBER GA01P078501-17
EAST POINT HOUSING AUTHORITY
EAST POINT, GEORGIA**

The following activities are Categorically Excluded/Exempt from NEPA review per HUD Environmental Regulations, 24 CFR Part 58.35(a)(3)ii. The only items to be addressed are the Parts 58.5 and 58.6 environmental factors which are attached. As of the date of signature of the Responsible Entity (The City of East Point, Georgia), the listed activities are considered "environmentally cleared" and compliance with the HUD Environmental Regulations have been met.

MODERNIZATION PHYSICAL IMPROVEMENTS

- 1) Water, Sewer and Gas Utility Upgrades.
- 2) Additional Parking.
- 3) Concrete Repair, Fencing and Screen Walls.
- 4) Filling, Grading and Landscape Erosion Control.
- 5) Modernize Dwelling Unit Interiors and Exteriors.
- 6) Dwelling Unit Energy Efficiency Upgrades.
- 7) Energy Efficient Dwelling Unit Appliances.
- 8) Community Building Renovations.

 Date: 11-29-17
Preparer Signature/Name/Date
Michael K. Brown/Program Administrator/Consultant

 Date: 12/6/17
Responsible Official Signature/Title/Date
(Frederick Gardiner, City Manager)
City of East Point, Georgia

Categorical Exclusion Suggested Form for Activities NOT Subject to § 58.5

The requirements under § 58.6 may be applicable to § 58.35(b) and § determinations. The following format is suggested to document compliance with § 58.6 in completing the environmental review process.

STATUTES AND REGULATIONS listed at 24 CFR 58.6

FLOOD INSURANCE / FLOOD DISASTER PROTECTION ACT

(Guidance)

1. Does the project involve the acquisition, construction or rehabilitation of structures, buildings or mobile homes?
☒ No; flood insurance is not required. The review of this factor is completed.
☐ Yes; continue.
2. Is the structure or part of the structure located in a FEMA designated Special Flood Hazard Area?
☒ No. Source Document (FEMA/FIRM floodplain zone designation, panel number, date):
_____(Factor review completed).
☐ Yes. Source Document (FEMA/FIRM floodplain zone designation, panel number, date):
_____(Continue review).
3. Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?
☐ Yes – Flood Insurance under the National Flood Insurance Program must be obtained and maintained or the economic life of the project cost. A copy of the flood insurance policy declaration must be kept in the Environmental Review Record.
☒ No (**Federal assistance may not be used in the Special Flood Hazards Area**).

COASTAL BARRIERS RESOURCES ACT

(Guidance)

1. Is the project located in a coastal barrier resource area?
(See <http://www.fema.gov/nfip/cobra.shtml>).
☒ No; Cite Source Documentation: Coastal Areas over 250 miles distant
(This element is completed).
☐ Yes – **Federal assistance may not be used in such an area.**

AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

(Guidance)

1. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone, Approach Protection Zone or a Military Installation's Clear Zone?
☒ No; cite SD, page: See Exhibit A Project Information
Project complies with 24 CFR 51.303(a)(3).
☐ Yes; **Disclosure statement must be provided** to buyer and a copy of the signed disclosure statement must be maintained in this Environmental Review Record.

Preparer Signature /Name / Date (Michael K. Brown – Program Administrator/Consultant)

Date: 11-29-17

Responsible Entity Official Signature / Title / Date

(Frederick Gardiner, City Manager)

City of East Point, Georgia

Date: 12/6/17

**DETERMINATION OF CATEGORICAL
EXCLUSION/EXEMPTION
PER 24 CFR PART 58.35(a)(3)ii
MANAGEMENT, ADMINISTRATION AND OPERATIONS
MARTEL HOMES APARTMENTS GA078000003
GRANT NUMBER GA01P078501-17
EAST POINT HOUSING AUTHORITY
EAST POINT, GEORGIA**

The following list of activities are exempt from NEPA review per HUD Environmental Regulations, 24 CFR Part 58.34. The only items to be addressed are the three factors of 24 CFR Part 58.6 which are attached. As of date of signature of the Responsible Entity (City of East Point, Georgia), the listed activities are considered "environmentally cleared" and compliance with the HUD Environmental Regulations have been met.

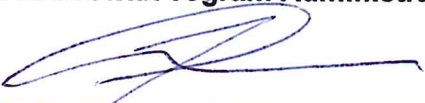
SOFT COST ACTIVITIES (PHA-Wide)

- 1) Operations Costs;
- 2) Management Improvements;
- 3) Administration;
- 4) Technical Services;
- 5) Financial Services;
- 6) Legal Services;
- 7) Training;
- 8) Agency Planning;
- 9) Architectural And Engineering Services;
- 10) Needs Assessment, Plans And Specifications;
- 11) Clerk Of The Works;
- 12) Advertising Costs;
- 13) Relocate Residents For Modernization Construction.



Preparer Signature/Name/Date
Michael K. Brown/Program Administrator/Consultant

Date: 11-29-17



Responsible Official Signature/Title/Date
(Frederick Gardiner, City Manager)
City of East Point, Georgia

Date: 12/6/17

Categorical Exclusion Suggested Form for Activities NOT Subject to § 58.5

The requirements under § 58.6 may be applicable to § 58.35(b) and § determinations. The following format is suggested to document compliance with § 58.6 in completing the environmental review process.

STATUTES AND REGULATIONS listed at 24 CFR 58.6

FLOOD INSURANCE / FLOOD DISASTER PROTECTION ACT

(Guidance)

1. Does the project involve the acquisition, construction or rehabilitation of structures, buildings or mobile homes?
☒ No; flood insurance is not required. The review of this factor is completed.
☐ Yes; continue.
2. Is the structure or part of the structure located in a FEMA designated Special Flood Hazard Area?
☒ No. Source Document (FEMA/FIRM floodplain zone designation, panel number, date):
_____(Factor review completed).
☐ Yes. Source Document (FEMA/FIRM floodplain zone designation, panel number, date):
_____(Continue review).
3. Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?
☐ Yes – Flood Insurance under the National Flood Insurance Program must be obtained and maintained or the economic life of the project cost. A copy of the flood insurance policy declaration must be kept in the Environmental Review Record.
☒ No (**Federal assistance may not be used in the Special Flood Hazards Area**).

COASTAL BARRIERS RESOURCES ACT

(Guidance)

1. Is the project located in a coastal barrier resource area?
(See <http://www.fema.gov/nfip/cobra.shtml>).
☒ No; Cite Source Documentation: Coastal Areas over 250 miles distant
(This element is completed).
☐ Yes – **Federal assistance may not be used in such an area.**

AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

(Guidance)

1. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone, Approach Protection Zone or a Military Installation's Clear Zone?
☒ No; cite SD, page: See Exhibit A Project Information
Project complies with 24 CFR 51.303(a)(3).
☐ Yes; **Disclosure statement must be provided** to buyer and a copy of the signed disclosure statement must be maintained in this Environmental Review Record.

Preparer Signature /Name / Date (Michael K. Brown – Program Administrator/Consultant)

Date: 11-29-17

Responsible Entity Official Signature / Title / Date
(Frederick Gardiner, City Manager)
City of East Point, Georgia

Date: 12/6/17



Environmental Form 3

Certification of Categorical Exclusion (subject to 58.5)

Determination of activities per 24 CFR 58.35(a)
May be subject to provisions of Sec 58.6, as applicable

Project Name: Hurd Homes GA078/AMP 002- East Point Housing Authority
Project Description: Modernization of Public Housing / Rental Assistance Demonstration Conversion
Address: 3056 Norman Berry Drive, East Point, GA 30344
Funding Source: CDBG Other Capital Fund Program
Funding Amount: \$1,058,176
Grant Number: GA01P078501-18

I hereby certify that the abovementioned project has been reviewed and determined to be a Categorical Excluded activity (subject to 58.5) per 24 CFR 58.35(a) as follows:

<input type="checkbox"/>	1. Acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements (other than buildings) when the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20 percent (e.g., replacement of water or sewer lines, reconstruction of curbs and sidewalks, repaving of streets);
<input type="checkbox"/>	2. Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons;
<input checked="" type="checkbox"/>	3. Rehabilitation of buildings and improvements when the following conditions are met: i. In the case of multifamily residential buildings: A. Unit density is not changed more than 20 percent; B. The project does not involve changes in land use from residential to non-residential; and C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation. ii. In the case of non-residential structures, including commercial, industrial, and public buildings: A. The facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent; and B. The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to another.
<input type="checkbox"/>	4. An individual action on a one- to four-family dwelling or an individual action on a project of five or more units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than four units on any one site;
<input type="checkbox"/>	5. Acquisition or disposition of an existing structure or acquisition of vacant land provided that the structure or land acquired or disposed of will be retained for the same use;
<input checked="" type="checkbox"/>	6. Combinations of the above activities.

The responsible entity must also complete and attach a **Statutory Worksheet**. By signing below the Responsible Entity certifies in writing that each activity or project is Categorical Excluded (subject to 58.5) and meets the conditions specified for such exemption under section 24 CFR 58.35(a). If IOCRA agrees with this determination then you will be notified of which State and/or Federal Agencies that will need to be contacted for comment prior to submission of your application. Please keep a copy of this determination in your project files.

If no adverse comments are received from these agencies, you may proceed with its publication of a "Notice of Intent to Request Release of Funds" immediately following grant award.

Frederick Gardiner, City Manager - City of East Point, GA

Responsible Entity Certifying Official Name & Title (please print)

SEE NEXT PAGE

Responsible Entity Certifying Official Signature

Date



Certification of Categorical Exclusion (subject to 58.5)

By signing below the Responsible Entity certifies in writing that each activity or project is Categorical Excluded (subject to 58.5) and meets the conditions specified for such determination under section 24 CFR 58.35(a). Please keep a copy of this determination and the Statutory Worksheet in your project files.

Frederick Gardiner, City Manager - City of East Point, Georgia
Responsible Entity Certifying Official Name & Title (please print)

A handwritten signature in blue ink, appearing to read "Frederick Gardiner", is written over a horizontal line.

Responsible Entity Certifying Official Signature

A handwritten date "12/5/17" in blue ink is written over a horizontal line.

Date



STATUTORY WORKSHEET

24 CFR §58.5 STATUTES, EXECUTIVE ORDERS & REGULATIONS

Use this worksheet only for projects which are Categorically Excluded per 24 CFR Section 58.35(a).

PROJECT NAME and DESCRIPTION - Include all contemplated actions which logically are either geographically or functionally part of the project: Hurd Homes GA078/AMP 002 – East Point Housing Authority

This project is determined to be **Categorically Excluded** according to: [Cite section(s)] Section 58.35(a)

DIRECTIONS - Write "A" in the Status Column when the project, by its nature, does not affect the resources under consideration; OR write "B" if the project triggers formal compliance consultation procedures with the oversight agency, or requires mitigation (see Statutory Worksheet Instructions). Compliance documentation must contain verifiable source documents and relevant base data.

Compliance Factors:

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	A/B	Compliance Documentation
Historic Preservation [36 CFR Part 800]	A	This is not an undertaking per the Section 106 regulations and does not require SHPO consultation.
Floodplain Management [24 CFR 55, Executive Order 11988]	A	Not in flood plain hazard area per FEMA Firmette Map 13121C0366E
Wetland Protection [Executive Order 11990]	A	Not in Wetlands area per F&WS NWI Map, East Point, GA
Coastal Zone Management Act [Sections 307(c) and (d)]	A	Not within 250 miles of Coastal Areas
Sole Source Aquifers [40 CFR 149]	A	No sole source aquifers are located within NC. See www.epa.gov/safewater/swp/ssa/reg4.html
Endangered Species Act [50 CFR 402]	A	None on site. None on Federal and State Endangered Species for immediate site
Wild and Scenic Rivers Act [Sections 7(b), and (c)]	A	None located in East Point, GA per National Park Service's listing
Clean Air Act [Sections 176(c), (d), and 40 CFR 6, 51, 93]	A	Scope of Work is an action triggering the Act
Farmland Protection Policy Act [7 CFR 658]	A	Immediate area has not been farmed in the last 50 years
Noise Abatement and Control [24 CFR 51B]	A	Site area is outside of the 65 DNL Noise Contour
Explosive and Flammable Operations [24 CFR 51C]	A	None in the immediate area of the site
Airport Clear Zones and Accident Potential Zones [24 CFR 51D]	A	Not within the 65DNL of HJIA map dated 2014
Toxic Chemicals and Radioactive Materials [24 CFR 58.5(i)(ii)]	A	Site is not listed on an EPA Superfund National Priorities or CERCLA List or equivalent State List
Environmental Justice [Executive Order 12898]	A	NA




STATUTORY WORKSHEET

DETERMINATION:

- (XX) This project converts to Exempt, per Section 58.34(a)(12), because it does not require any mitigation or compliance with any listed statutes or authorities, nor requires any formal permit or license (Status "A" has been determined in the status column for all authorities); **Funds may be drawn down** for this (now) EXEMPT project; OR
- () This project cannot convert to Exempt because one or more statutes/authorities require consultation or mitigation. Complete consultation/mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (HUD 7015.16) per Section 58.70 and 58.71 before drawing down funds; OR
- () The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare the EA according to 24 CFR Part 58 Subpart E.

PREPARER SIGNATURE:  DATE: 11-29-17

PREPARER NAME & TITLE (please print): Michael K. Brown, Program Administrator/Consultant

RESPONSIBLE ENTITY CERTIFYING OFFICIAL SIGNATURE: 

NAME & TITLE (please print): Frederick Gardiner, City Manager - City of East Point, Georgia DATE: _____



Compliance Documentation Checklist
24 CFR 58.6

PROJECT NAME / DESCRIPTION: Hurd Homes GA078/AMP 002 – East Point Housing Authority

Level of Environmental Review Determination: Exempt per 24 CFR 58.34

(Select One: Exempt per 24 CFR 58.34, Categorically Excluded not subject to statutes per § 58.35(b), Categorically Excluded subject to statutes per § 58.35(a), or Environmental Assessment per § 58.36, or EIS per 40 CFR 1500).

STATUTES AND REGULATIONS LISTED AT 24 CFR 58.6

FLOOD DISASTER PROTECTION ACT

1. Does the project involve acquisition, construction or rehabilitation of structures located in a FEMA-identified Special Flood Hazard?

(XX) No - Source Documentation: Not in flood plain hazard area per FEMA Firmette Map 13121C0366E

() Yes – Continue To Question 2.

2. Is the community participating in the National Flood Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

() Yes - Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept on file.

() No - **Federal assistance may not be used in the Special Flood Hazards Area unless the community is participating in the National Flood Insurance Program.**

COASTAL BARRIERS RESOURCES ACT

1. Is the project located in a coastal barrier resource area?

(XX) N/A - Non-coastal county.

() No – Coastal counties must cite source documentation: _____

(This element is completed).

() Yes - **Federal assistance may not be used in such an area.**

AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

1. Is the project located within 3,000 feet from the end of the runway at a civil airport? Is the project located within 2.5 miles from the end a runway at a military airfield?

(XX) No - Source Documentation: _____

(This element is completed).

() Yes – Continue to Question 2.


2. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone or a Military Installation's Clear Zone?

(XX) No - Source Documentation: NA

(Project complies with 24 CFR 51.303[a][3]).

() Yes – **A disclosure statement must be provided to buyer and a copy of the signed disclosure must be maintained in this Environmental Review Record.**

Prepared by (name and title, please print): Michael K. Brown, Program Administrator/Consultant

Signature: 

Date: 11-29-17


**DETERMINATION OF CATEGORICAL
EXCLUSION/EXEMPTION
PER 24 CFR PART 58.35(a)(3)ii
SITE IMPROVEMENTS
HURD HOMES APARTMENTS GA078000002
GRANT NUMBER GA01P078501-17
**EAST POINT HOUSING AUTHORITY
EAST POINT, GEORGIA****

The following activities are Categorically Excluded/Exempt from NEPA review per HUD Environmental Regulations, 24 CFR Part 58.35(a)(3)ii. The only items to be addressed are the Parts 58.5 and 58.6 environmental factors which are attached. As of the date of signature of the Responsible Entity (The City of East Point, Georgia), the listed activities are considered "environmentally cleared" and compliance with the HUD Environmental Regulations have been met.

MODERNIZATION PHYSICAL IMPROVEMENTS

- 1) Concrete Repair, Fencing and Screen Walls.
- 2) Filling, Grading and Landscape Erosion Control.

 Date: 11-29-17
Preparer Signature/Name/Date
Michael K. Brown/Program Administrator/Consultant

 Date: 12/6/17
Responsible Official Signature/Title/Date
(Frederick Gardiner, City Manager)
City of East Point, Georgia

Categorical Exclusion Suggested Form for Activities NOT Subject to § 58.5

The requirements under § 58.6 may be applicable to § 58.35(b) and § determinations. The following format is suggested to document compliance with § 58.6 in completing the environmental review process.

STATUTES AND REGULATIONS listed at 24 CFR 58.6

FLOOD INSURANCE / FLOOD DISASTER PROTECTION ACT

(Guidance)

1. Does the project involve the acquisition, construction or rehabilitation of structures, buildings or mobile homes?
☒ No; flood insurance is not required. The review of this factor is completed.
☐ Yes; continue.
2. Is the structure or part of the structure located in a FEMA designated Special Flood Hazard Area?
☒ No. Source Document (FEMA/FIRM floodplain zone designation, panel number, date):
_____(Factor review completed).
☐ Yes. Source Document (FEMA/FIRM floodplain zone designation, panel number, date):
_____(Continue review).
3. Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?
☐ Yes – Flood Insurance under the National Flood Insurance Program must be obtained and maintained or the economic life of the project cost. A copy of the flood insurance policy declaration must be kept in the Environmental Review Record.
☒ No (**Federal assistance may not be used in the Special Flood Hazards Area**).

COASTAL BARRIERS RESOURCES ACT

(Guidance)

1. Is the project located in a coastal barrier resource area?
(See <http://www.fema.gov/nfip/cobra.shtml>).
☒ No; Cite Source Documentation: Coastal Areas over 250 miles distant
(This element is completed).
☐ Yes – **Federal assistance may not be used in such an area.**

AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

(Guidance)

1. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone, Approach Protection Zone or a Military Installation's Clear Zone?
☒ No; cite SD, page: See Exhibit A Project Information
Project complies with 24 CFR 51.303(a)(3).
☐ Yes; **Disclosure statement must be provided** to buyer and a copy of the signed disclosure statement must be maintained in this Environmental Review Record.

Preparer Signature /Name / Date (Michael K. Brown – Program Administrator/Consultant)

Date: 11-29-17

Responsible Entity Official Signature / Title / Date

(Frederick Gardiner, City Manager)
City of East Point, Georgia

Date: 12/6/17


**DETERMINATION OF CATEGORICAL
EXCLUSION/EXEMPTION
PER 24 CFR PART 58.35(a)(3)ii
MANAGEMENT, ADMINISTRATION AND OPERATIONS
HURD HOMES APARTMENTS GA078000002
GRANT NUMBER GA01P078501-17
EAST POINT HOUSING AUTHORITY
EAST POINT, GEORGIA**

The following list of activities are exempt from NEPA review per HUD Environmental Regulations, 24 CFR Part 58.34. The only items to be addressed are the three factors of 24 CFR Part 58.6 which are attached. As of date of signature of the Responsible Entity (City of East Point, Georgia), the listed activities are considered "environmentally cleared" and compliance with the HUD Environmental Regulations have been met.

SOFT COST ACTIVITIES (PHA-Wide)

- 1) Operations Costs;
- 2) Management Improvements;
- 3) Administration;
- 4) Technical Services;
- 5) Financial Services;
- 6) Legal Services;
- 7) Training;
- 8) Agency Planning;
- 9) Architectural And Engineering Services;
- 10) Needs Assessment, Plans And Specifications;
- 11) Clerk Of The Works;
- 12) Advertising Costs;

 Date: 11-29-17
Preparer Signature/Name/Date
Michael K. Brown/Program Administrator/Consultant

 Date: 12/6/17
Responsible Official Signature/Title/Date
(Frederick Gardiner, City Manager)
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COASTAL BARRIERS RESOURCES ACT

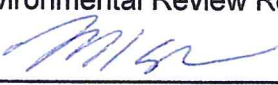
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Date: 11-29-17

Responsible Entity Official Signature / Title / Date
(Frederick Gardiner, City Manager)
City of East Point, Georgia

Date: 12/6/17



Annual Plan 2018

Violence Against Women Act (VAWA) Policy

PURPOSE AND APPLICABILITY

The purpose of the Violence Against Women Act Policy ("Policy") is to implement the applicable provisions of the Violence Against Women Reauthorization Act of 2013 ("VAWA") and to provide the rights of applicants, participants, and tenants and responsibilities of the East Point Housing Authority ("Housing Authority").

This Policy is applicable to the Housing Authority's Public Housing and Housing Choice Voucher Program. This policy is gender-neutral, and its protections are available to female and male victims of domestic violence, dating violence, sexual assault, and stalking.

A copy of this Policy shall be available at each public housing development and the Housing Authority's Main Administrative Office at 3056 Norman Berry Drive, East Point, GA 30344.

GOALS AND OBJECTIVES

This Policy has the following principal goals and objectives:

1. maintaining compliance with all applicable legal requirements imposed by VAWA;
2. insuring the physical safety of victims of domestic violence, dating violence, sexual assault, or stalking who are assisted by the Housing Authority;
3. providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault, or stalking;
4. creating and maintaining collaborative arrangements between law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of domestic violence, dating violence, sexual assault, and stalking who receive housing assistance from the Housing Authority; and
5. taking appropriate actions in response to acts of domestic violence, dating violence, sexual assault, or stalking that affect persons who receive housing assistance from the Housing Authority.

OTHER HOUSING AUTHORITY POLICIES AND PROCEDURES

This Policy is referenced in and attached to the EPHA's Five-Year Public Housing Agency Plan and is part of the East Point Housing Authority's Admissions and Continued Occupancy Policy for public housing and the Housing Choice Voucher Program Administrative Plan.

To the extent a provision of this policy varies or contradicts any previously adopted Housing Authority policy or procedure, the provisions of this Policy shall prevail.



DEFINITIONS

"Dating violence" means violence committed by a person

- a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- b) where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - i. the length of the relationship,
 - ii. the type of relationship, and
 - iii. the frequency of interaction between the persons involved in the relationship.

"Domestic violence" means felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

"Sexual assault" means any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the victim lacks capacity to consent.

"Stalking" means

- a) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- b) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to
 - i. that person;
 - ii. a member of the immediate family of that person; or
 - iii. the spouse or intimate partner of that person.

PROTECTIONS FOR VICTIMS

The Housing Authority shall not deny admission, terminate assistance, or evict a tenant solely on the basis of the person's status as a victim of domestic violence, dating violence, sexual assault, or stalking. In addition, criminal activity directly related to domestic violence, dating violence, sexual assault, or stalking shall not be cause for denial of admission, termination of assistance, or eviction.

ACTIONS NOT PROTECTED UNDER VAWA

The Housing Authority may terminate assistance for a participant and the Housing Authority/landlord may evict a tenant if the victim is an actual and imminent threat to other tenants or staff. Further, the Housing Authority may deny admission or terminate assistance and





the Housing Authority/landlord may evict a tenant if the basis for the action is not related to domestic violence, dating violence, sexual assault, or stalking.

DOCUMENTATION OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

The Housing Authority and the landlord may ask the victim to prove or “certify” that he or she is a victim of domestic violence, dating violence, sexual assault, or stalking. A person can prove that he or she is a victim by submitting one of the following:

1. a HUD-approved certification form provided by the Housing Authority or the landlord;
2. a document that is signed by the applicant, participant, or tenant and an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional who assisted the victim relating to domestic violence, dating violence, sexual assault, or stalking. The professional must state, under penalty of perjury, that he or she believes that the abuse meets the requirements under VAWA;
3. a Federal, State, tribal, territorial, or local police or court record;
4. a record of an administration agency; or
5. a statement or other evidence provided by the applicant, participant, or tenant at the discretion of the Housing Authority or the landlord.

The victim of domestic violence, dating violence, sexual assault, or stalking is required to provide the name of the perpetrator on the HUD-approved certification form only if the name of the perpetrator is safe to provide and is known to the victim. The applicant, participant, or tenant must provide the documentation within 14 business days after the date that the Housing Authority or the landlord requests for documentation. Discretion to extend the 14-day deadline is at the Housing Authority and the landlord.

CONFIDENTIALITY

Any information submitted to the Housing Authority or the landlord regarding domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and may not be entered into any shared database or disclosed to any other organization or person unless:

1. the applicant, participant, or tenant requests or consents in writing;
2. the Housing Authority or the landlord needs to use the information in an eviction proceeding, such as to evict the victim’s abuser; or
3. a law requires the Housing Authority or the landlord to release the information.

EMERGENCY MOVES AND TRANSFERS

If it is necessary for the victim to move to another dwelling to receive protection, the East Point Housing Authority and the landlord shall execute an emergency move for the victim to another available and safe dwelling under a covered housing program. Reasonable confidentiality measures shall be implemented to ensure that the public housing agency or landlord does not disclose the location of the new dwelling unit of the victim to a person that commits an act of domestic violence, dating violence, sexual assault, or stalking.





BIFURCATION OF LEASE

The Housing Authority or the landlord may bifurcate a lease for housing in order to evict or remove a tenant who engages in criminal activity directly related to domestic violence, dating violence, sexual assault, or stalking against another tenant. If such bifurcation occurs and the removed tenant was the sole tenant eligible to receive assistance under a housing program, the Housing Authority or the landlord shall provide any remaining tenant the opportunity to establish eligibility for the covered housing program. If the remaining tenant cannot establish eligibility, the Housing Authority or the landlord will provide the tenant a reasonable time to find new housing or establish eligibility under another covered housing program.

RELATIONSHIPS WITH SERVICE PROVIDERS

The Housing Authority shall cooperate with organizations and entities that provide shelter or services to victims of domestic violence, dating violence, sexual assault, or stalking. If the Housing Authority staff becomes aware that an assisted person is a victim of domestic violence, dating violence, sexual assault, or stalking, the Housing Authority will refer the victim to shelter or other service providers as appropriate. This Policy does not create any legal obligation requiring the Housing Authority to maintain a relationship with a particular shelter or service provider to victims or to make a referral in any particular case.

NOTIFICATION

The Housing Authority shall provide written notification to applicants, participants, tenants, and landlords regarding the rights of victims and responsibilities of the Housing Authority under VAWA.

VAWA AND OTHER LAWS

VAWA does not replace any federal, state, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking.

This Policy may be amended from time to time by the Housing Authority's Board of Commissioners.

Acknowledgement:

Michael Spain, Executive Director
Name & Title

Michael Spain

7-16-2018
Date

