



ANNUAL AND 5-YEAR PLAN

Annual Plan for Fiscal Year 2023

5-Year Action Plan for Years 2023-2027

3056 Norman Berry Drive

East Point, GA 30344

404-768-0078

www.eastpointha.org

DRAFT ONLY



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Board of Commissioners
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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.

A Fair Housing and Equal Employment Opportunity Agency



Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. 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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions:

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																
A.1	<p>PHA Name: _HOUSING AUTHORITY OF THE CITY OF EAST POINT PHA Code: GA078</p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2022</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units: <u>180</u> Number of Housing Choice Vouchers (HCVs) <u>512</u></p> <p>(Total Combined Units/Vouchers) <u>692</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr><tr><td>Lead PHA: N/A</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA: N/A																							
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B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><i>The EPHA has successfully partnered with multiple development partners to add over 200 affordable housing units to their housing stock within the last three years.</i></p> <p><i>The EPHA has also graduated twenty-two families Family Self Sufficiency program since 2020.</i></p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><i>April 10, 2023: HUD has obligated your FY22 Capital Fund grant and loaded it into EPIC. Please proceed with submitting your document package in EPIC. Within a few days of your document package being accepted by the field office, the grant funds will be contracted in LOCCS. Once that occurs you can submit an FY22 grant specific annual statement/budget in EPIC to spread the grant budget in LOCCS. Please direct any other questions to your Local Field Office.</i></p>

B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><u>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1"><tr><td data-bbox="178 472 1455 514">Fair Housing Goal:</td></tr><tr><td data-bbox="178 514 1455 924"><u>Describe fair housing strategies and actions to achieve the goal</u></td></tr></table> <table border="1"><tr><td data-bbox="178 945 1455 987">Fair Housing Goal:</td></tr><tr><td data-bbox="178 987 1455 1365"><u>Describe fair housing strategies and actions to achieve the goal</u></td></tr></table> <table border="1"><tr><td data-bbox="178 1386 1455 1428">Fair Housing Goal:</td></tr><tr><td data-bbox="178 1428 1455 1837"><u>Describe fair housing strategies and actions to achieve the goal</u></td></tr></table>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>
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Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

- A.1** Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2, (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) 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. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the "Sample PHA Plan Amendment" found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **HOPE VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

☐ **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 Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission; 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received 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>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may

incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03. \(24 CFR §903.7\(e\)\)](#)

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan [\(24 CFR §903.7\(b\)\)](#).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §900.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. [\(24 CFR §903.7\(r\)\(1\)\)](#)

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section [\(24 CFR §903.7\(g\)\)](#). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. [\(24 CFR §903.7\(p\)\)](#)

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. [\(24 CFR §903.13\(c\), 24 CFR §903.19\)](#)

C.2 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. [\(24 CFR §903.15\)](#). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. [\(24 CFR §903.7\(o\)\)](#).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." [\(24 CFR §903.9\)](#)

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 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 thereunder 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.

**Capital Fund Program
(CFP) Amendment**
To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Housing Authority city of East Point Georgia (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) (ACC) Number(s) On File dated _____:

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 1,259,733.00 for Fiscal Year 20 23 to be referred to under Capital Fund Grant Number GA01P07850123

PHA Tax Identification Number (TIN) 58-6002548

Whereas, HUD and the PHA are entering into this CFP Amendment Number On File

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

☐ a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

☒ b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), 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 (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (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).

4. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in the 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.

5. The PHA shall continue to operate each development 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 and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 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 development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this 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 of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one): ☐ Yes ☒ No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance hereunder available.

The parties have executed this Agreement, and it will be effective on TBD. This is the date on which CFP assistance becomes available to the PHA for obligation.

U. S. Department of Housing and Urban Development

By: _____ Date: _____

Title: _____

PHA Executive Director

By: Michael Spann

Date: _____

04/19/2023

Title: _____

Executive Director

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.

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 FUNDS PROGRAM

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.)

Housing Authority City of East Point Georgia
3056 Norman Berry Drive
Eat Point, GA 30344

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

April 20, 2023

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 (GA078)

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM (FY 2023)

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)

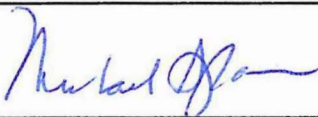
Name of Authorized Official

Michael Spann

Title

Executive Director

Signature



Date (mm/dd/yyyy)

04/20/2023

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.

HOUSING AUTHORITY CITY OF EAST POINT GA
PHA Name

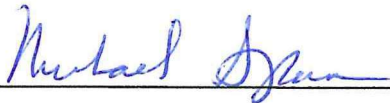
GA078
PHA Number/HA Code

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
Michael Spann

Title
Executive Director

Signature



Date April 19, 2023

**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 X 5-Year ~~and/or~~ X Annual PHA Plan for the PHA fiscal year beginning 10/1/2023, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

GA078

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2023 - 2027

Annual PHA Plan for Fiscal Year 2023

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

Douglas Jones

Title

Chairperson, Board of Commissioners

Signature

Date

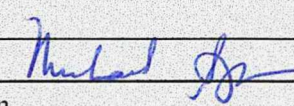
DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority City of East Point Georgia PO Box 91363 3056 Norman Berry Drive East Point, GA 30364 Congressional District, if known: 5th			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 and Urban Development			7. Federal Program Name/Description: Housing Authority City of East Point Georgia CFDA Number, if applicable:		
8. Federal Action Number, if known: GA01P07850123			9. Award Amount, if known: \$ 1,259,733.00		
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 reported to the Congress semi-annually and 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: Michael Spann  Print Name: Michael Spann Title: Executive Director Telephone No.: (404) 768-0078 Date: 4/19/2023		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

RESIDENT MEETINGS
and
PUBLIC HEARINGS
DOCUMENTS



Dear Residents,

Please plan to attend these very important meetings

**East Point Housing Authority's
2023 Annual & 5-Year Plan
"Strategic Positioning Sessions"**

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.

We need your help in compiling the 2023 Annual & 5-Year Plan, to assist the EPHA with advocating and applying for resources to serve residents and to provide input to the staff and Board of Commissioners, on various aspects of the Authority's operations related to residents.

OUR GOAL is to have families working together to build stronger communities through combined efforts to communicate, participate, and create memorable experiences in neighborhoods you are proud to call home.

"Transforming Families, Transforming Lives"

WE WILL ACHIEVE this by helping to promote positive and neighborly resolutions to resident concerns, and opportunities for self-sufficiency. You are rewarded with the knowledge that you are providing a voice for the community and helping to create a place that everyone is proud to call home.

Below is the scheduled Public Meeting date/time(s)

Join Sessions: April 10th-April 11th at 6:30 PM

<https://us02web.zoom.us/j/82178404542>

Meeting ID: 821 7840 4542 Passcode: 292587

Join In-Person Session: April 12th @2:00PM

1148 Calhoun Avenue, East Point, GA 30344

*Due to circumstances necessitated by emergency conditions involving public safety, more specifically, the public health issues created by the COVID-19 coronavirus, the Public Hearing meetings will be conducted virtually and in-person.

Planning Session #1: Discussion and Input

Date: Monday, April 10, 2023

Time: 6:30 PM

Location: Via Zoom Video and Conference

Planning Session #2: Discussion and Input

Date: Tuesday, April 11, 2023

Time: 6:30 PM

Location: Via Zoom Video and Conference

Planning Session #3: Discussion and Input

Date: Wednesday, April 12, 2023

Time: 2:00 PM

Location: In-Person Location:

****30/45 Day Public Comment Period: April 17th - June 15th****

The Public comment period is the range of time the residents (30-days) and the public (45 days) will have an opportunity to submit input before the housing authority makes a final decision on a proposed rule. The purpose is to review the proposed change(s) and submit comments during this public comment period. Comment submittal deadline: May 29, 2023, 5:30 PM. **Your comments can be emailed to Mr. Spann: mspann@eastpointha.org, or mailed to: P.O. Box 91363 East Point, GA 30364, or placed in the dropped box outside the Central Office.**

Public Hearing (In-Person) #4: Discussion

Date: Tuesday, June 20, 2023

Time: 5:30 PM

Location: 1148 Calhoun Avenue, East Point, GA 30344

Purpose: Final Discussion of Agency Plan



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.

AGENDA - April 10, 11, 2023, 6:30 PM

APRIL 12, 2023, 2:00 pm

- Welcome
- Meeting Schedules
- Purpose - EPHA will annually hold a public hearing regarding any changes to the goals, objectives, strategic plan, and policies of that agency and ***invite public comment*** regarding such changes.
- Staff Introductions
- Agency Makeup
 - Public Housing, Housing Choice Voucher, Nonprofit
- Annual Plan Definition
 - The PHA Plan is a comprehensive guide to 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 Public Housing agencies.

Feedback / Input from Resident Council and Tenants:

Central Heat & Air for all remaining housing units

Security & Lighting (Add'l Patrols)

Recreational activities including playground w/Basketball goals

Wellness Programs (Community Partners)

Expand After School Programs

Transportation for Residents

Rental Assistance Demonstration (RAD) - Strategic Plan Implementation

Nelms House (Aya Tower) – Sep 2023

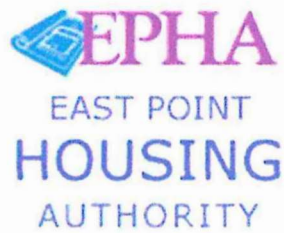
Hillcrest Phase II – QIII 2023

Martel Homes – TBD

Questions/Comments

Post Hillcrest II #
on website

- NBV - Break-down
- Security / Cameras } NBV
- Speed Bumps }
" Limit } Late's larger
" } Shaver "



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.

AGENDA - April 10, 11, 2023, 6:30 PM

APRIL 12, 2023, 2:00 pm

- Welcome
- Meeting Schedules
- Purpose - EPHA will annually hold a public hearing regarding any changes to the goals, objectives, strategic plan, and policies of that agency and *invite public comment* regarding such changes.
- Staff Introductions
- Agency Makeup
 - Public Housing, Housing Choice Voucher, Nonprofit
- Annual Plan Definition
 - The PHA Plan is a comprehensive guide to 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 Public Housing agencies.

Capital Funds FY 2023 – Draft Expenditures



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.

AGENDA - April 10, 2023, 6:30 PM

- Welcome
- Meeting Schedules
- Purpose - EPHA will annually hold a public hearing regarding any changes to the goals, objectives, strategic plan, and policies of that agency and ***invite public comment*** regarding such changes.
- Staff Introductions
- Agency Makeup
 - Public Housing, Housing Choice Voucher, Nonprofit
- Annual Plan Definition
 - The PHA Plan is a comprehensive guide to 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 Public Housing agencies.

Capital Funds FY 2023 – Draft Expenditures

4/3/2023
8:33:58AM

East Point Housing Authority

Authority 1
Page 295 of 295

List: 0 - All

Waiting List

D - Applied Date

<u>Application</u>	<u>Applied Date / Time</u>	<u>Name</u>	<u>Contact</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>Accessible</u>	<u>Rent Amount</u>	

Summary of Applicants

Race	1	2	3	4	5	Total
Applicants	92	3,971	43	2	1	4,109
Elderly	4	118	1	0	0	123
Disabled	1	70	1	0	0	72
Near Elderly	11	288	11	0	0	310
Hispanic	9	29	2	1	0	41
With Children	65	2,868	24	1	1	2,959
Room Size 0	0	0	0	0	0	0
Room Size 1	28	1,179	18	0	0	1,225
Room Size 2	32	1,400	14	2	1	1,449
Room Size 3	24	1,024	6	0	0	1,054
Room Size 4	7	313	3	0	0	323
Room Size 5	1	55	2	0	0	58
Room Size 6	0	0	0	0	0	0

Income Analysis		
	Number	Percent
Extremely Low	2,974	72.38
Very Low	856	20.83
Low	207	5.04
Over	72	1.75

4/3/2023
9:39:22AM
List: 0 - All List

East Point H. A. (03)

Section 8 Waiting List

Authority 3
Page 25 of 25

D - Applied Date

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

Summary of Applicants

Race	1	2	3	4	5	Total
Applicants	2	238	0	0	0	240
Elderly	0	19	0	0	0	19
Disabled	1	64	0	0	0	65
Near Elderly	0	41	0	0	0	41
Hispanic	1	0	0	0	0	1
With Children	0	16	0	0	0	16
Room Size 0	0	0	0	0	0	0
Room Size 1	2	82	0	0	0	84
Room Size 2	0	97	0	0	0	97
Room Size 3	0	50	0	0	0	50
Room Size 4	0	7	0	0	0	7
Room Size 5	0	2	0	0	0	2
Room Size 6	0	0	0	0	0	0
Income Analysis						
	Number	Percent				
Extremely Low	238	99.17				
Very Low	2	0.83				
Low	0	0.00				
Over	0	0.00				

Dear Executive Director,

Today HUD's Office of Capital Improvements (OCI) is announcing the award of more than **\$3.2 billion in Fiscal Year (FY) 2023 Capital Fund Program (CFP) Formula Grant Awards** to **2,770** housing authorities in all 50 states, as well as the District of Columbia, Guam, Puerto Rico and the U.S. Virgin Islands. We are so pleased to notify you of your agency's award!

Please visit the FY 2023 Capital Fund Processing Information Web page at the link below to view a list of awards by PHA and to review guidance on the processing of these grant awards. The ACC Amendment for your PHA's FY 2023 Capital Fund grant is attached to this e-mail.

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/capfund/2023pi

If you have any questions after viewing the processing guidance, please contact your local HUD Field Office or send an email to PIHOCI@HUD.gov with "Capital Fund Processing" as the subject.

Thank you for the important work you do on behalf of your residents and community. We look forward to partnering with you to put these funds to work improving Public Housing units nationwide and ensuring they provide decent, safe and healthy homes for their residents.

Sincerely,

David Fleischman, Director
Office of Capital Improvements



Annual Plan

Public Hearing Purpose - EPHA will annually hold a public hearing regarding any changes to the goals, objectives, strategic plan, and policies of that agency and ***invite public comment*** regarding such changes.

Department of Housing & Urban Development Allocation for FY2023:

- ❖ CFP for FY 2022 = **\$1,577,594**
- ❖ CFP for FY 2023 = **\$1,259,733**
- ❖ Variance Year Over Year: <\$317,861> = 21% shrink year over year

Spending Plan Overview (FY2023):

Physical Improvements:	\$ 809,733
Operations / CFP Administration:	\$ 200,000
Demolition:	\$ 200,000
Administration:	\$ 40,000
Mgt Improvements:	<u>\$ 10,000</u>
	<u>\$1,259,733</u>

Feedback / Input from Resident Council and Tenants:

Central Heat & Air for all remaining housing units

Security & Lighting (Add'l Patrols)

Recreational activities including playground w/Basketball goals

Wellness Programs (Community Partners)

Expand After School Programs

Transportation for Residents

Rental Assistance Demonstration (RAD) - Strategic Plan Implementation

Nelms House (Aya Tower) – Sep 2023

Hillcrest Phase II – QIII 2023

Martel Homes – TBD

Questions/Comments

5.2	<p>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.</p> <p>OBJECTIVES:</p> <ol style="list-style-type: none"> 1. Initiate partnerships to provide for the expansion of affordable housing <i>(+200 units by 2024)</i> <i>2023 Update: Through partnerships with co-developers, EPHA added 180 new units (currently online and 100% occupied) and has 254 units under construction to be completed by Q3 2023.</i> 2. Expand the development of alternative sources of revenues to decrease dependency on HUD for funding to support our mission <i>via investments through nonprofit entities such as East Point Community and Economic Development Corporation to generate additional streams of revenue.</i> 3. Expand the delivery of supportive services to improve the quality of life and address barriers to family self-sufficiency for EPHA residents. Incorporate Resident Council input into service offerings to PHA community. 4. Continue the expansion of the supply of sustainable affordable housing in communities of opportunity to better address the needs of our local area <i>via purchase and repurposing of blighted, distressed, and abandoned properties in the East Point areas. Partner with the City of East Point on their 50 Worst Properties to assist with redevelopment and possible investment for EPHA's nonprofit entity. Partnered with City of East Point on the Georgia Initiative for Community Housing (GICH) award.</i> 5. Provide the leadership necessary for transforming EPHA and other targeted neighborhoods in our jurisdiction <i>via shared entrepreneurial initiatives, partner with City of East Point targeting blighted communities, and private development partnerships to redevelop existing housing stock.</i> 6. Purchase multi-passenger van for Resident Council field trips, excursions, and to assist After School and academic enrichment programs. <i>CY2023</i> 7. Demolish or dispose of obsolete affordable housing and replace with new affordable/mixed income housing units via partnerships with private developers and various development resources <i>(Nelms House)</i> 8. Renovate a selected number of Public Housing units to offer improved and upgraded housing for residents at EPHA <i>(65 Public Housing units had HVAC systems added since last year)</i> 9. Add additional surveillance cameras to Public Housing units to increase Resident Safety <i>Added four "fisheye" (360 degree vision) cameras</i> 10. Develop Community Building including gymnasium and meeting spaces with emphasis on "Healthy Lifestyle" and resources for youth recreation. <i>CY2023</i> 11. Expand the Homeownership and Family Self Sufficiency programs including incentives for enrollment and participation. <i>No success in this area</i>
6.0	<p>PHA Plan Update</p> <ol style="list-style-type: none"> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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.

**Certification of Compliance
with Public Hearing Requirements**

I, Michael Spann, the Executive Director of the Fairburn Housing Authority, Georgia, do hereby certify that pursuant to 24 CFR 905:

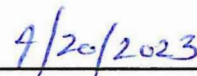
1. Public Hearings were held in conjunction with the agency's Resident Council meetings whereby the public and residents were given the opportunity to provide input and feedback to the Executive Director and Housing Authority staff.
2. Meetings were held April 10-12, 2023 (two virtual via Zoom; one in person at Martel Homes located 1148 Calhoun Avenue, East Point, 30344) to review/share the CFP plan.
 - a. Comments were captured in the meeting minutes (attached)
3. After the 45-Day Public Comment period, a Public Hearing is scheduled for Tuesday, June 20, 2023, at 5:30 PM, to be held at Martel Homes, 1148 Calhoun Avenue, East Point, 30344.



Michael Spann, Executive Director

East Point Housing Authority – GA078

East Point, GA



Date

**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 NOT amending its Annual and/or Five Year PHA plan for the 2023 Plan Year. However, the HACEPG is planning to submit a Board Resolution for the approval to enter into 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 and Hurd Homes 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.

HACEPG entered into a development agreement with The Benoit Group to redevelop the Hillcrest Site with 180 units of affordable senior apartments. This development was completed in August 2020.

HACEPG entered into a development agreement with The Benoit Group to redevelop the Hillcrest Site (Phase II) with 161 units of affordable senior apartments and five market rate units (166 total). This development is scheduled for completion in September 2023.

A 45-day notice with an opportunity to present public comments regarding this change will be posted on April 13, 2023.

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 Thursday, June 15, 2023.

A public hearing will be conducted on Tuesday June 20, 2023 at 5:30 PM, at 1148 Calhoun Avenue, East Point, GA 30344.

CAPITAL FUND PROGRAM

FIVE-YEAR ACTION PLAN

2023-2027

Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of East Point		Locality (City/County & State)				
PHA Number: GA078		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	MARTEL HOMES (GA078000003)	\$903,136.00	\$959,401.00	\$783,138.00	\$783,138.00	\$728,995.00
	AUTHORITY-WIDE	\$356,597.00	\$300,332.00	\$476,595.00	\$476,595.00	\$530,738.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARTEL HOMES (GA078000003)			\$903,136.00
ID0013	Install HVAC, plumbing and electrical(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances)	Install non-exist HVAC systems in 10 units including plumbing and electrical upgrades		\$434,130.00
ID0016	Replace front doors, screen doors, & hardware(Dwelling Unit-Exterior (1480)-Exterior Doors)	To replace 10 front doors, screen doors, including hardware		\$25,000.00
ID0019	Kitchen Cabinets, counter tops, & install washer/dryer connections(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	To replace 10 sets of kitchen cabinets including counter tops and install washer/dryer connections in the units		\$100,000.00
ID0023	Construct new mechanical closets(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Construct new mechanical closets for the new HVAC and the hot water heater for 10 units		\$34,000.00
ID0027	Modify wall framing(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	modify wall framing in 10 units to accommodate the new HVAC and mechanical closets		\$72,000.00
ID0034	Replace windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows on 15 units with energy efficient windows		\$35,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		1	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0041	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Purchase new energy efficient appliances for 10 newly remodeled units		\$10,000.00
ID0051	Architect & Engineering(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	The A & E fees for the HVAC, mechanical closet build out, and re-modeling 10 units		\$55,002.00
ID0114	Renovate Central Office(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area)	Upgrade Central Office - Board Meeting Room		\$138,004.00
	AUTHORITY-WIDE (NAWASD)			\$356,597.00
ID0046	Operations(Operations (1406))	To transfer to operations to cover operating expenses		\$356,591.00
ID0070	RAD(RAD Investment Activity (1504))	Create a place holder		\$1.00
ID0071	RAD(RAD (1503))	Create a place holder		\$1.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0074	RAD(RAD Investment Activity (1504))	Create a place holder		\$1.00
ID0075	RAD(RAD (1503))	Create a place holder		\$1.00
ID0076	RAD(RAD Investment Activity (1504))	Create a place holder		\$1.00
ID0077	RAD(RAD (1503))	Create a place holder		\$1.00
	Subtotal of Estimated Cost			\$1,259,733.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MARTEL HOMES (GA078000003)			\$959,401.00
ID0092	Kitchen Cabinets, counter tops, & install washer/dryer connections(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	To replace 10 sets of kitchen cabinets including counter tops and install washer/dryer connections in the units		\$100,000.00
ID0093	Architect & Engineering(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	The A & E fees for the HVAC, mechanical closet build out, and re-modeling 10 units		\$55,000.00
ID0095	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Purchase new energy efficient appliances for 10 newly remodeled units		\$10,004.00
ID0096	Install HVAC, plumbing and electrical(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances)	Install non-exist HVAC systems in 10 units including plumbing and electrical upgrades		\$430,258.00
ID0097	Construct new mechanical closets(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Other)	Construct new mechanical closets for the new HVAC and the hot water heater for 10 units		\$134,000.00
ID0098	Modify wall framing(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	modify wall framing in 10 units to accommodate the new HVAC and mechanical closets		\$105,139.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0099	Replace windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows on 15 units with energy efficient windows		\$100,000.00
ID0100	Replace front doors, screen doors, & hardware(Dwelling Unit-Exterior (1480)-Exterior Doors)	To replace 10 front doors, screen doors, including hardware		\$25,000.00
	AUTHORITY-WIDE (NAWASD)			\$300,332.00
ID0094	Operations(Operations (1406))	To transfer to operations to cover operating expenses		\$300,332.00
	Subtotal of Estimated Cost			\$1,259,733.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MARTEL HOMES (GA078000003)			\$783,138.00
ID0101	Kitchen Cabinets, counter tops, & install washer/dryer connections(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	To replace 10 sets of kitchen cabinets including counter tops and install washer/dryer connections in the units		\$50,000.00
ID0102	Replace front doors, screen doors, & hardware(Dwelling Unit-Exterior (1480)-Exterior Doors)	To replace 10 front doors, screen doors, including hardware		\$25,000.00
ID0103	Replace windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows on 15 units with energy efficient windows		\$100,000.00
ID0104	Modify wall framing(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	modify wall framing in 10 units to accommodate the new HVAC and mechanical closets		\$100,000.00
ID0105	Construct new mechanical closets(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Construct new mechanical closets for the new HVAC and the hot water heater for 10 units		\$100,000.00
ID0106	Install HVAC, plumbing and electrical(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Install non-exist HVAC systems in 10 units including plumbing and electrical upgrades		\$343,134.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0108	Architect & Engineering(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	The A & E fees for the HVAC, mechanical closet build out, and re-modeling 10 units			\$55,000.00
ID0110	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Purchase new energy efficient appliances for 10 newly remodeled units			\$10,004.00
	AUTHORITY-WIDE (NAWASD)				\$476,595.00
ID0109	Operations(Operations (1406))	To transfer to operations to cover operating expenses			\$476,595.00
	Subtotal of Estimated Cost				\$1,259,733.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MARTEL HOMES (GA078000003)			\$783,138.00
ID0111	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Purchase new energy efficient appliances for 10 newly remodeled units		\$10,004.00
ID0113	Install HVAC, plumbing and electrical(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Install non-exist HVAC systems in 10 units including plumbing and electrical upgrades		\$773,134.00
	AUTHORITY-WIDE (NAWASD)			\$476,595.00
ID0112	Operations(Operations (1406))	To transfer to operations to cover operating expenses		\$476,595.00
	Subtotal of Estimated Cost			\$1,259,733.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2027	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MARTEL HOMES (GA078000003)			\$728,995.00
ID0079	Install HVAC, plumbing and electrical(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Install non-exist HVAC systems in 10 units including plumbing and electrical upgrades		\$653,995.00
ID0080	Replace front doors, screen doors, & hardware(Dwelling Unit-Exterior (1480)-Exterior Doors)	To replace 10 front doors, screen doors, including hardware		\$25,000.00
ID0081	Kitchen Cabinets, counter tops, & install washer/dryer connections(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	To replace 10 sets of kitchen cabinets including counter tops and install washer/dryer connections in the units		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			\$530,738.00
ID0087	Operations(Operations (1406))	To transfer to operations to cover operating expenses		\$530,738.00
	Subtotal of Estimated Cost			\$1,259,733.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2023
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$356,591.00
RAD(RAD Investment Activity (1504))		\$1.00
RAD(RAD (1503))		\$1.00
RAD(RAD Investment Activity (1504))		\$1.00
RAD(RAD (1503))		\$1.00
RAD(RAD Investment Activity (1504))		\$1.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	1	2023
Development Number/Name General Description of Major Work Categories		Estimated Cost
RAD(RAD (1503))		\$1.00
Subtotal of Estimated Cost		\$356,597.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2	2024
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$300,332.00
Subtotal of Estimated Cost		\$300,332.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	2025
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$476,595.00
Subtotal of Estimated Cost		\$476,595.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	4	2026
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$476,595.00
Subtotal of Estimated Cost		\$476,595.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	5	2027
Development Number/Name General Description of Major Work Categories		
Housing Authority Wide		Estimated Cost
Operations(Operations (1406))		\$530,738.00
Subtotal of Estimated Cost		\$530,738.00

FY2023 Capital Fund Formula Grant Calculations

This tool is designed to provide information on the calculation of FY2023 Capital Fund Formula grants. Information is displayed at both the PHA-level and development-level. This tool replaces both the PHA-Level Funding Report and Development Per Unit Funding Report that HUD posted in past years. Please refer to the "Notes and Explanations" tab for answers to any questions you may have. If your question is not answered there, please email your local field office and copy PIHOC@hud.gov. Thank you!

Select PHA Code: **GA078**

PHA Name: **Housing Authority of the City of East Point**

PHA-Level Funding

Field Office	PHA Code	PHA Name	Grant Number	Grant Amount
GEORGIA STATE	GA078	Housing Authority of the City of East Point	GA01P07850123	\$ 1,259,733

Development-Level Funding Calculation

Total: \$ 1,259,733

Development/ AMP Number	Development / AMP Name	Standing Units	Removed Units	2023 Grant Amount Portion By Development / AMP	Portion of Formula Grant Awarded as DDTF	Per Unit Funding	Was PHA Designated as High Performer?	High Performer Bonus Adjustment
GA078000001	HILLCREST HOMES	0	100	\$ 328,543	\$ 328,543	\$ 3,285	Not High Performer	\$ (10,941)
GA078000002	OJ Hurd	35	0	\$ 119,781	\$ -	\$ 3,422	Not High Performer	\$ (3,989)
GA078000003	MARTEL HOMES	148	0	\$ 520,406	\$ -	\$ 3,516	Not High Performer	\$ (17,330)
GA078000004	NELMS HOUSE	0	100	\$ 291,003	\$ 291,003	\$ 2,910	Not High Performer	\$ (9,691)

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:

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

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

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.

HUD Form 50077-SL (Compliance with 24 CFR Part 91)

East Point Housing Authority (EPHA)

Annual Plan CY 2023 (Summary)

This East Point Housing Authority's Annual Plan for 2023 and its compliance with 24 CFR Part 91.

The EPHA Plan is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.

The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing.

Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low-income and moderate-income families, particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs, including persons with HIV/AIDS and their families, to live with dignity and independence; and providing housing affordable to low-income persons accessible to job opportunities.

(ii) A suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographical area through the spatial de-concentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conservation of energy resources.

(iii) Expanded economic opportunities includes job creation and retention; establishment, stabilization and expansion of small businesses (including microbusinesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities; availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally assisted and public housing.



**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, Deana Holiday Ingraham,
Official's Name

Mayor, City of East Point, Georgia,
Official's Title

certify that the 2023 Annual PHA Plan and the 5-Year PHA Plan (through 2027)

East Point Housing Authority, East Point, Georgia
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, GA
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

The East Point Housing Authority (EPHA) located in East Point, GA recognizes the imbalance between available affordable rental housing and the demand for that housing. In efforts to address this issue we seek to expand our portfolio of single family and multifamily housing by 550 units over the next five (5) years (through 2027). We will continue to develop and /or reconstruct additional units as a part of our Master Development Plan by year 2027. We will consider the purchase and rehabilitation of existing/standing multi-family and single family dwellings in our target area(s) where appropriate.

The East Point Housing Authority will seek to partner with the City of East Point, local housing developers, and other housing agencies to increase the affordable housing stock in East Point. In addition, EPHA will continue to partner with the City of East Point in helping it achieve the goals of its Georgia Initiative for Community Housing (GICH) project.

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

Deana Holiday Ingraham

Title

Mayor, City of East Point, GA

Signature

Date



Annual Plan 2023

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:

Signature

Name & Title

Date

