



## **ANNUAL AND 5-YEAR PLAN**

**Annual Plan for Fiscal Year 2025**

**5-Year Action Plan for Years 2025-2029**

**3056 Norman Berry Drive**

**East Point, GA 30344**

**404-768-0078**

**[www.eastpointha.org](http://www.eastpointha.org)**

**DRAFT ONLY**



### **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.*



<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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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.

<b>A. PHA Information.</b>					
<b>A.1</b>	<b>PHA Name:</b> <u>EAST POINT HOUSING AUTHORITY</u> <b>PHA Code:</b> <u>GA078</u> <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/01/2025</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Public Housing (PH) Units</b> <u>180</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>512</u> <b>Total Combined Units/Vouchers</b> <u>692</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission  <b>Availability of Information.</b> 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.  <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)				
	<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b> <div>PH                      HCV</div>
	Lead PHA:				



<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): <i>PHA increased Private Duty security Patrols.</i></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
<b>B.2</b>	<p><b>New Activities.</b></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 checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" 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> <p><i>EPHA entered into a Memorandum of Understanding (MOU) to administer PBVs for Georgia Department of Community Affairs (DCA).</i></p>
<b>B.3</b>	<p><b>Progress Report.</b></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>



<b>B.4</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
<b>B.5</b>	<b>Most Recent Fiscal Year Audit.</b> (a) Were there any findings in the most recent FY Audit? Y   N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<b>Resident Advisory Board (RAB) Comments.</b> (a) Did the RAB(s) have comments to the PHA Plan? Y   N <input type="checkbox"/> <input checked="" type="checkbox"/> (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.
<b>C.2</b>	<b>Certification by State or Local Officials.</b> ✓ <a href="#">Form HUD 50077-SL</a> , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.3</b>	✓ <b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b> <i>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</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.4</b>	<b>Challenged Elements.</b> 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. (a) Did the public challenge any elements of the Plan? Y   N <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, include Challenged Elements.
<b>C.5</b>	<b>Troubled PHA.</b> (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y   N   N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:

D.	<b>Affirmatively Furthering Fair Housing (AFFH).</b>						
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" data-bbox="186 501 1451 953"> <tr> <td data-bbox="186 501 1451 543"> <b>Fair Housing Goal:</b> </td> </tr> <tr> <td data-bbox="186 543 1451 953"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b><u>Engage in the Fair Housing Planning Process:</u></b> Equip HUD program participants and the public with the key steps involved in fair housing planning, including community engagement, data analysis, identifying fair housing issues, setting priorities for action, and developing fair housing goals to overcome the identified fair housing issues.</p> </td> </tr> </table> <table border="1" data-bbox="186 976 1451 1388"> <tr> <td data-bbox="186 976 1451 1018"> <b>Fair Housing Goal:</b> </td> </tr> <tr> <td data-bbox="186 1018 1451 1388"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b><u>Leverage Data and Research:</u></b> Equip Fair Housing Organizations (FHOs) with resources to analyze data and research to build a compelling case for fair housing initiatives and support HUD program participants in data-informed fair housing planning and implementation. Possible FHOs: Atlanta Regional Commission, City of East Point, Fulton County</p> </td> </tr> </table> <table border="1" data-bbox="186 1411 1451 1866"> <tr> <td data-bbox="186 1411 1451 1453"> <b>Fair Housing Goal:</b> </td> </tr> <tr> <td data-bbox="186 1453 1451 1866"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b><u>Identify Opportunities for Advocacy:</u></b> Highlight opportunities for FHOs' participation in planning meetings, public hearings, and community engagement initiatives, including supporting regional collaborations in fair housing planning, collaboration between entitlement jurisdictions and public housing agencies (PHAs), and collaborations between various entitlement jurisdictions. This guide will also help tenant councils, community organizations, and residents understand the fair housing planning process and how it impacts their communities.</p> </td> </tr> </table>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b><u>Engage in the Fair Housing Planning Process:</u></b> Equip HUD program participants and the public with the key steps involved in fair housing planning, including community engagement, data analysis, identifying fair housing issues, setting priorities for action, and developing fair housing goals to overcome the identified fair housing issues.</p>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b><u>Leverage Data and Research:</u></b> Equip Fair Housing Organizations (FHOs) with resources to analyze data and research to build a compelling case for fair housing initiatives and support HUD program participants in data-informed fair housing planning and implementation. Possible FHOs: Atlanta Regional Commission, City of East Point, Fulton County</p>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b><u>Identify Opportunities for Advocacy:</u></b> Highlight opportunities for FHOs' participation in planning meetings, public hearings, and community engagement initiatives, including supporting regional collaborations in fair housing planning, collaboration between entitlement jurisdictions and public housing agencies (PHAs), and collaborations between various entitlement jurisdictions. This guide will also help tenant councils, community organizations, and residents understand the fair housing planning process and how it impacts their communities.</p>
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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](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](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](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 960.505) (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 §990.145\(a\)\(1\)](#).

☐ **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 of 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.

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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.



# Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

## PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or 2025 Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/01/2024, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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 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 public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its 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 maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);

- 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 a site-based waiting list 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 a waiting list is consistent with affirmatively furthering fair housing; and
  - 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 903.7(o)(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. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. 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.
  12. 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.
  13. 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.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. 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.
  16. 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.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. 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.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. 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.
  21. 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.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).


EAST POINT HOUSING AUTHORITY  
PHA Name

GA078  
PHA Number/HA Code

  X   Annual PHA Plan for Fiscal Year 2025

       5-Year PHA Plan for Fiscal Years 20       - 20      

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 Executive Director		Name Board Chairman	
Michael Spann		Douglas Jones	
Signature 	Date 03/31/2025	Signature	Date

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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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.



**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 3/31/2024

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

I, Michael Spann, the Executive Director

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the Housing Authority of the City of East Point (EPHA - GA078) is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

**City of East Point, Georgia, Fulton County**

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*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan:

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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.

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.

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.

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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)

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Name of Authorized Official:	Title:
Signature:	Date:

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**East Point Housing Authority (EPHA)**

**Annual Plan CY 2025 – PLAN ELEMENTS, SECTION B.2, NEW ACTIVITIES**

East Point Housing Authority's Annual Plan for 2025 is in 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.



**Demolition and/or Disposition (DRAFT):**

The East Point Housing Authority (EPHA) plan for FY 2025 includes *funding* projects of demolition and redevelopment of the Hurd Homes project (GA0780002).

EPHA plans include the submission of a request for the demolition of the current inventory of 35 housing units in a total of 10 buildings.

This submission will be accompanied by an application for a [Commitment to Enter into a Housing Assistance Payments Contract](#) (CHAP) with HUD for participation in the Rental Assistance Demonstration (RAD) program.

In addition to this plan, EPHA plans to solicit a development partnership with a qualified developer to assist in this initiative.



## **Annual Plan 2025**

### **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

**MICHAEL SPANN, EXECUTIVE DIRECTOR**  
\_\_\_\_\_  
Name & Title

RECEIVED	APR 01 2025
	By _____

Date \_\_\_\_\_





# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

OMB Number: 2501-0044  
Expiration Date: 2/28/2027

**Public reporting burden.** Public reporting burden for this collection of information is estimated to average 0.25 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. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. HUD is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected will provide proposed budget data for multiple programs. HUD will use this information in the selection of applicants. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Housing Authority City of East Point Georgia

Applicant Name

Capital Funds Program

Program/Activity Receiving Federal Grant Funding

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 GA, 3056 Norman Berry Drive, East Point, GA 30344

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

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §§ 3729, 3802).

Name of Authorized Official

Michael Spann

Title

Executive Director

Signature

X



Date

04/01/2025

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

# Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Housing Authority of the City of East Point Georgia

Program/Activity Receiving Federal Grant Funding

Capital Funds Program (CFP-Fy2025)

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)

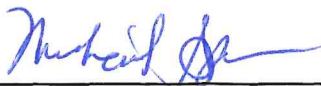
Name of Authorized Official

Michael Spann

Title

Executive Director

Signature



Date (mm/dd/yyyy)

04/01/2025



# 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 3/31/2024

## 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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 10/01/2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its 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 maintains records reflecting these analyses and actions.

Housing Authority of the City of East Point Georgia  
PHA Name

GA078  
PHA Number/HA Code

I hereby certify that all the statement above, 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 Executive Director: Michael Spann

Name of Board Chairperson: Douglas Jones

Signature 

Date: 4/01/2025

Signature

Date:

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.



**Certification of Compliance  
with Public Hearing Requirements**

I, Michael Spann, the Executive Director of the East Point Housing Authority (EPHA), 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 March 20, 26-27, 2025 (two in-person meetings at 3035 John Freeman Way, two virtual ZOOM meeting) to review/share the CFP plan.
  - a. Comments were captured in the meeting minutes (attached)
  - b. Draft of Plan will be available at the following sites for review and comments:
    - ❖ EPHA Website: [www.eastpointha.org](http://www.eastpointha.org)
    - ❖ East Point office: 3056 Norman Berry Drive, East Point, GA, 30344
    - ❖ EPHA Resident Council building: 3045 John Freeman Way
    - ❖ East Point City Hall: : 2757 Main Street, East Point, AG 30344
    - ❖ East Point Library: 2757 Main Street, East Point, AG 30344
3. After the 45-Day Public Comment period, a Public Hearing is scheduled to be conducted on **Thursday, June 12, 2025, at 5:30 PM**, at the offices of East Point Housing Authority located at 3056 Norman Berry Drive, East Point, GA, 30344.



**Michael Spann**, Executive Director

East Point Housing Authority – GA078

East Point, GA

April 1, 2025

Date

**RESIDENT MEETINGS**

**and**

**PUBLIC HEARINGS**

**DOCUMENTS**

## *2025 Timeline for PHA*

### **Annual & 5-Year Agency Plan Schedule**

<p>An invitation (letter/notice) will be delivered via email on March 13, 2025, to all PH Participants. Announcing the 1st meeting on March 20<sup>th</sup> and upcoming meeting dates.</p>	<p style="text-align: center;"><u><b>March 13th</b></u> Email blast to PH Participants</p>
<p>Begin preparations for developing PHA Plan, compile information and obtain a copy of the jurisdiction's Consolidated Plan. Meeting(s) will take place in person and via Zoom video teleconference.</p>	<p style="text-align: center;"><u><b>March 17, 2025</b></u> Mr. Spann will begin compilation of the March 2025 Agency Plans and prepare agendas for upcoming meetings.</p>
<p>An invitation letter/notice will be delivered on March 17, 2025, to all PH Participants and emailed/mailed to various HCV, VASH participants, and community leaders with upcoming meeting dates.</p>	<p style="text-align: center;"><u><b>March 17, 2025</b></u> Hand deliver meeting notices to program participants and community leaders.</p>
<p>Meeting with Resident Council and PH Participants. Location: 3047 John Freeman Way.</p>	<p style="text-align: center;"><b>March 20, 2025</b> <b>6:00 PM</b></p>
<p>Second, and third meeting(s) with RC, RB, Residents, HCV, FSS, and VASH participants and the Community City Leaders, Church Leaders, and etc.)</p>	<p style="text-align: center;"><b>March 26th (via zoom)</b> <b>March 27th (via Zoom)</b> <b>6:30 PM</b> Meeting ID: 833 4182 1187 Passcode: 117435</p>
<p>Notice of hearing and Agency Plan on file for review.</p> <p>30-day Resident Comment Period &amp; 45-day Public Comment Periods to run concurrently. Postings at Public Library, Website, Facebook, City Hall, and etcetera.</p> <p style="text-align: center;"><b>March 31<sup>st</sup> - May 9<sup>th</sup> (30 days) and May 9<sup>th</sup> - May 30 (45 days).</b></p>	<p style="text-align: center;"><b>Monday, March 31, 2025</b></p> <p style="text-align: center;"><b>March 31<sup>st</sup> - May 9<sup>th</sup> (30 days)</b> <b>PHA Comment Period</b></p> <p style="text-align: center;"><b>March 31<sup>st</sup> - May 30th (45 days)</b> <b>Community Comment Period</b></p>
<p>Deadline to submit questions to Mr. Spann (via email) <a href="mailto:mspann@eastpointha.org">mspann@eastpointha.org</a> or main office mailbox: May 9th.</p>	<p style="text-align: center;"><b>March 31st – May 9th</b></p>
<p>Letters mailed (email and/or hand delivered) to RAB, RC, Participants, and Community for upcoming Public Hearing (June 13th) for final discussion and input relating to the Annual Plans.</p>	<p style="text-align: center;"><b>Send Public Hearing Info on</b> <b>June 3, 2025</b></p>
<p>Public Hearing for final discussion and input relating to the Annual Plans.</p>	<p style="text-align: center;"><b>In Person Public</b> <b>Hearing Meeting</b></p> <p style="text-align: center;"><b>Thursday, June 12, 2025</b> <b>5:30 PM</b></p>
<p>Board Approval Meeting</p>	<p style="text-align: center;"><b>Tuesday, June 24, 2025</b> <b>5:30 PM</b></p>



**MARCH 17, 2025**

**Don't miss the chance  
for YOUR voice to be  
heard!**

(404) 768-0078  
[www.eastpointha.org](http://www.eastpointha.org)



# PUBLIC HEARING NOTICE



## Annual 2025 Agency Plan Meetings

The East Point Housing Authority is soliciting your input for our 2025 Annual Agency Plans for the following days:

### In-Person Session

**Location :** 3047 John Freeman Way

**Date/Time :** Thursday, March 20, 2025 ~ 6:00 PM

### Zoom Sessions

**Date/Time :** Wednesday, March 26, 2025  
Thursday, March 27, 2025 ~ 6:30 PM

**Location :** Zoom Video Communication

**Meeting ID:** 833 4182 1187  
**Passcode:** 117435

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 non-qualified agencies.

## 2025 Annual & 5-Year Agency Plan

**Purpose:** Discussion and input from residents, participants, and the community (City, State, Businesses, etcetera), about their community.

→ Meeting with housing authority staff to talk about the PHA Plans. Presenting your personal concerns and/or needs for your community; what's good, what's not so good, and what can be changed.

## Final Public Hearing Meeting

**Location :** 3056 Norman Berry Dr, East Point, GA, 30344

**Date/Time :** Thursday, June 12, 2025 ~ 5:30 PM

- A Five-Year Plan that describes the mission of the PHA, its long-term goals, and quantifiable objectives for achieving the mission,
- An Annual Plan that provides details about the PHA's participants, programs and services, and its strategy for addressing operational concerns, resident needs, programs, and services for the upcoming fiscal year.

## Agenda

### **FY 2025 Housing Agency Plan**

March 20, 2025, 6:00 PM

---

1. Call to Order
  - a. Sign-In Sheet

Receive opening comments from Michael Spann, Executive Director

2. Motion to approve minutes of prior meeting (if applicable)
  - a. Upgrades to PH units
    - i. HVAC systems; renovations to all units

3. Public Housing Annual Plan Meeting: Purpose

4. New Business

4.1 Receive comments from Resident Council Board

4.2 Receive comments from Residents

4.3 Receive comments from Mr. Spann

- a. Review 2025 – 2029 PHA Plans
- b. Special Amendment
  - i. Rental Assistance Demonstration (RAD)
- c. Development Activities – Public Housing
- d. General Development Activities
  - i. Hurd and Martel Homes
    1. Development Partner for Overall Development Plan
    2. Burn Units
    3. Relocation of Hurd
  - ii. Aya Tower, Hillcrest I & II, Norman Berry Village

4.4 Question & Answer Session

5. Close Meeting

Meeting Close Time: \_\_\_\_\_ PM



Thursday

Resident Council Meeting - March 20, 2025

Date: March 20 2025

Location: East Point Housing Authority - 3047 John Freeman Way - East Point, Georgia 30344

NAME	EMAIL ADDRESS	PHONE NUMBER
✓ Angela Rance	angiebceat@yahoo.com	678-330-3858
Angela Abernethy	angelabernethy@yahoo.com	678-558-5840
Londreann Hoyer	lhoyer@eastpointha.org	404 768 0048 ext 111
Dorothy Hearn	3063 John Freeman Way	404 768 2800
✓ Helen Perry		4) 766-6099
ANTOINETTE	STANLEY	
Roderickes Miller	Roderickes411@gmail.com	678 754-4633
Andreana Jackson	Annjackson19@gmail.com	404-979-1463
MARY SLEDGE		404-343-1920
Sydney Brown	SydneyB1969@gmail.com	678 498 036
TE/ENE Curry		<del>404</del>
Brenda Evans		404 482-5735
✓ Tonya Woodard	tonya.woodard84@yahoo.com	404 438-3280
Billy Miller		678 612 3307
Jamie Hindsman		404 462 6752
✓ Demarcus Jones	Res. Councils Monitor	404 625 4100
Demarcus Locklin	Dlocklin@eastpointcity.org	678-467-4822





## Michael Spann

---

**Subject:**

FW: Resident council meeting

**From:** Angela Range <[angiebee04@yahoo.com](mailto:angiebee04@yahoo.com)>

**Sent:** Sunday, March 30, 2025 10:33 PM

**To:** Denise Jones <[djones@eastpointha.org](mailto:djones@eastpointha.org)>

**Subject:** Resident council meeting

March 20, 2025 Thursday started at 6:07 PM.

There was no quorum of the Resident Council so the meeting was delayed.

Mr. Spann shared the Annual Plan presentation. He mentioned that the 5-Year Plan will expand resources and will be better for the community.

There was a quorum at 6:21 and the meeting officially began.

Mr. Spann continued and shared that they are working with outside agencies to bring more activities to EPHA for the children including:

June 12th 2025 Utility Assistance agency at EPHA

Upcoming on computer classes

Hurd tenants relocated to Martel or HCV vouchers; demolition and new development

Community cookout with Future Seekers sometime in April for middle school and high school students

Last Monday after school start back Miss Jones concerns are for the children

Resident Input "Wish List":

Dryer connections and laundromat center for the community

More electric plugs in the restroom

Reflecting lights all units alike community garden

Lighting and cameras on Norman Berry potholes fixed

Speed bumps

More Bingo Wednesdays

## Agenda

### FY 2025 Housing Agency Plan

March 26, 2025, 6:30 PM

Meeting Conducted via ZOOM (PLAN Meeting II of III)

---

1. Call to Order
  - a. Sign-In Sheet

Receive opening comments from Michael Spann, Executive Director

2. Motion to approve minutes of prior meeting (if applicable)
  - a. Upgrades to PH units
    - i. HVAC systems; renovations to all units

3. Public Housing Annual Plan Meeting: Purpose

4. New Business

4.1 Receive comments from Resident Council Board

4.2 Receive comments from Residents

4.3 Receive comments from Mr. Spann

- a. Review 2025 – 2029 PHA Plans
- b. Special Amendment
  - i. Rental Assistance Demonstration (RAD)
- c. Development Activities – Public Housing
- d. General Development Activities
  - i. Hurd and Martel Homes
    1. Development Partner for Overall Development Plan
    2. Burn Units
    3. Relocation of Hurd
  - ii. Aya Tower, Hillcrest I & II, Norman Berry Village

4.4 Question & Answer Session

5. Close Meeting

Meeting Close Time: \_\_\_\_\_ PM

March 26, 2025, @ 6:00 PM, ZOOM MEETING ROOM

[illegible]



# **Housing Authority of the City of East Point, Georgia**

## **Public Hearing Meeting**

**March 26, 2025**

The Housing Authority of the City of East Point, GA (Authority) and Housing Residents met on Wednesday, March 26, 2025, at 6:30 PM. The meeting was held via Zoom.

Notice of the public meeting date and time was posted on the website, sent via email blast, and posted in common areas at OJ Hurd and Martel Homes.

Mr. Spann called the meeting to order at 6:37 PM.

No role call. Acknowledgement of guests.

Others Present: Michael Spann, Tara Mobley, Dr. Colbert Lovett, commissioner

Employees: Debra Stephens and Raven Allen

Guests: (Unknown Person) Motorola moto g power 5G - 2024

Key Topics Discussed:

### **1. Introduction & Purpose:**

- Led by Michael Span, Executive Director of East Point Housing Authority.
- Overview of the meeting's purpose: Reviewing past activities, discussing upcoming plans, and gathering public input.
- This meeting follows a prior resident council meeting held on March 20.

### **2. Housing Authority Updates & Achievements:**

- Central Heating & Air: All housing units now have central heating and air conditioning, a major upgrade made possible by capital funding and a partnership with Mitsubishi Corporation.
- Unit Renovations: All units have been fully renovated, including flooring, fixtures, and electrical panel upgrades. Additional renovations are planned at Martel Homes and Herd Homes.

### **3. Purpose of the Annual Plan Meetings:**

- Aims to collect public input to shape housing policies, programs, and strategic goals.
- The Housing Authority submits a Five-Year Plan to HUD and makes annual adjustments based on funding, feedback, and changing priorities.

### **4. Resident Feedback & New Initiatives:**

- Previous feedback emphasized the need for enhanced safety measures and children's programs.
- The Housing Authority has responded by:
- Increasing security patrols through the City of East Point.
- Expanding after-school, summer camp, and enrichment programs, including arts, dance, and parenting classes.

#### 5. Future Development Plans (2025-2029):

- Rental Assistance Demonstration (RAD) Program: Exploring options to increase funding and expand affordable housing.
- Hurd Homes & Martel Homes Redevelopment:
- Moving 35 families from Hurd Homes to Martel Homes for renovations.
- Expanding Hurd Homes from 35 to 70-75 units before relocating families back.
- Renovating Martel Homes after Hurd redevelopment is completed.
- New Housing Development: Goal to create 750-1,000 new housing units over the next 5-7 years, including multifamily and mixed-income housing.

#### 6. Current Housing Developments:

- Active projects include A Tower, Hillcrest I & II, and Norman Berry Village.
- Norman Berry Village is undergoing renovations, including new appliances, flooring, and fixtures.

#### 7. Next Steps & Public Participation:

- Additional Zoom session scheduled for tomorrow.
- An in-person meeting will be scheduled soon.
- The draft plan will be published by March 31 and open for review for 45 days.
- Public inquiries can be submitted via [EastPointHA.org](http://EastPointHA.org) or by calling 404-768-0078.

#### Meeting Conclusion:

- No questions from attendees.
- The next opportunity for input will be at the upcoming in-person meeting and another Zoom session.
- Meeting adjourned at 6:58 PM.

## Agenda

### FY 2025 Housing Agency Plan

March 27, 2025, 6:30 PM

Meeting Conducted via ZOOM (PLAN Meeting III of III)

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1. Call to Order
  - a. Sign-In Sheet

Receive opening comments from Michael Spann, Executive Director

2. Review minutes of prior meeting (if applicable)
  - a. Upgrades to PH units
    - i. HVAC systems; renovations to all units
3. Public Housing Annual Plan Meeting: Purpose
4. New Business
  - 4.1 Receive comments from Resident Council Board
  - 4.2 Receive comments from Residents
  - 4.3 Receive comments from Mr. Spann
    - a. Review 2025 – 2029 PHA Plans
    - b. Special Amendment
      - i. Rental Assistance Demonstration (RAD)
    - c. Development Activities – Public Housing
    - d. General Development Activities
      - i. Hurd and Martel Homes
        1. Development Partner for Overall Development Plan
        2. Burn Units
        3. Relocation of Hurd
      - ii. Aya Tower, Hillcrest I & II, Norman Berry Village
  - 4.4 Question & Answer Session
5. Close Meeting

Meeting Close Time: 6:48 PM

*No persons present from community  
or gent EPHA residents*



March 27, 2025, @ 6:30 PM, ZOOM MEETING ROOM

[illegible]

# **Housing Authority of the City of East Point, Georgia**

## **Public Hearing Meeting**

**March 27, 2025**

The Housing Authority of the City of East Point, GA (Authority) and Housing Residents met on Wednesday, March 27, 2025, at 6:30 PM. The meeting was held via Zoom.

Notice of the public meeting date and time was posted on the website, sent via email blast, and posted in common areas at OJ Hurd and Martel Homes.

Mr. Spann called the meeting to order at 6:30 PM.

No roll call. Acknowledgement of guests.

Others Present: Michael Spann, Tara Mobley

No guests present.

Meeting adjourned at 6:48 PM.



# EAST POINT HOUSING AUTHORITY

(GA078)

CAPITAL FUND PROGRAM

FIVE-YEAR ACTION PLAN

2025-2029



# Capital Fund Program—Five-Year Action Plan

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

## Part I: Summary

PHA Name/No. East Point Housing Authority - GA078		Locality (City/County & State) East Point, Fulton County, GA		Original 5-Year Plan	Revision No. 3
Development Number and Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	FFY 2025	FFY 2026	FFY 2027	FFY 2028	FFY 2029
B. Physical Improvements Subtotal	See Annual Statement \$ 923,995		\$ 923,995	\$ 923,995	\$ 923,995
C. Management Improvements	\$ 110,000		\$ 110,000	\$ 110,000	\$ 110,000
D. PHA-Wide Non-dwelling Structures and Equipment	\$ 0		\$ 0	0	0
E. Administration	\$ 25,000		\$ 25,000	\$ 25,000	\$ 25,000
F. Other	\$ 0		\$ 0	\$ 0	\$ 0
G. Operations	\$ 200,000		\$ 200,000	\$ 200,000	\$ 200,000
H. Demolition	\$ 50,000		\$ 50,000	\$50,000	\$50,000
I. Development	\$ 0		\$ 0	\$ -	\$ 0
J. Capital Fund Financing – Debt Service	\$ 0.00		\$ 0.00	\$ -	\$ 0.00
K. Total CFP Funds	\$ 1,308,995		\$ 1,308,995	\$ 1,308,995	\$ 1,308,995
L. Total Non-CFP Funds	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
M. <b>Grand Total</b>	\$ 1,308,995		\$ 1,308,995	\$ 1,308,995	\$ 1,308,995

Signature of Executive Director:

Date: April 1, 2025

Signature of Public Housing Director:

Date:

Michael Spann, Executive Director  
East Point Housing Authority

Director  
DHUD, Atlanta GA State Office



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

Work Statement for Year 1 FFY 2025	Work Statement for Year FFY 2025			Work Statement for FFY: 2026		
	Development Number/Name General Description of Major Work Categories	Qty	Estimated Cost	Development Number/Name General Description of Major Work Categories	Qty	Estimated Cost
See	<b>1450- Site Improvements</b>			<b>1450- Site Improvements</b>		
Annual						
Statement	GA078000003 Martel Homes – General Site Work, Water, Sewer, and Gas Utility Upgrades	LS	\$ 75,000	GA078000003 Martel Homes – General Site Work, Water, Sewer, and Gas Utility Upgrades	LS	\$ 75,000
	GA078000003 Martel Homes – Landscape/Erosion Control	LS	\$28,000	GA078000003 Martel Homes – Landscape/Erosion Control	LS	\$28,000
	GA078000003 Martel Homes – Computer Lab Parking Expansion	LS	\$5,000	GA078000003 Martel Homes – Computer Lab Parking Expansion	LS	\$5,000
	GA078000002 Hurd Homes – Erosion Control/Landscape	LS	\$35,000	GA078000002 Hurd Homes – Erosion	LS	\$35,000
	GA078000002 Hurd Homes & GA078000003 Martel Homes Concrete Repair, Curbs & Paths, Fencing & Screen Walls	LS	\$50,000	GA078000002 Hurd Homes & GA078000003 Martel Homes Concrete Repair, Curbs & Paths, Fencing & Screen Walls	LS	\$50,000
	GA078000002 Hurd Homes – Painting Buildings & Hardware		\$250,000	GA078000002 Hurd Homes – Painting Buildings		\$250,000
	<b>1460 Dwelling Structures</b>			<b>1460 Dwelling Structures</b>		
	GA078000003 Martel Homes – Replace Screen Doors & Hardware	10	\$30,000	GA078000003 Martel Homes – Replace Screen Doors & Hardware	10	\$30,000
	GA078000003 Martel Homes – Replace Kitchen Cabinets & Countertops, install washer/dryer connections	10	\$55,000	GA078000002 Hurd Homes – Replace Kitchen Cabinets & Countertops, install new flooring and fixtures	10	\$55,000
	GA078000003 Martel Homes – Install HVAC, Plumbing & Electrical Systems	10	\$55,995	GA078000003 Hurd Homes – Install HVAC, Plumbing & Electrical Systems	10	\$55,995
	GA078000003 Martel Homes – Construct New Mechanical Closets for HVAC and Water Heaters	10	\$15,000	GA078000003 Martel Homes – Construct New Mechanical Closets for HVAC and Water Heaters	10	\$15,000
	GA078000003 Martel Homes – Modify Wall Framing,	10	\$25,000	GA078000003 Martel Homes – Modify Wall Framing,	10	\$25,000

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

	GA078000003 Martel Homes – Provide New Energy Efficient Upgrades and Replace Windows	15	\$115,000	GA078000003 Martel Homes – Provide New Energy Efficient Upgrades and Replace Windows	15	\$115,000
	<b>1465- Dwelling Equipment – Non-Expendable</b>			<b>1465- Dwelling Equipment – Non-Expendable</b>		
	GA078000003 Martel Homes – Energy Efficient Appliances for Remodel Units	12	\$50,000	GA078000003 Martel Homes – Energy Efficient Appliances for Remodel Units	12	\$50,000
	<b>1470- Non- Dwelling</b>			<b>1470- Non- Dwelling</b>		
	Community Bldg Renovations	2	\$35,000	Community Bldg Renovations	2	\$35,000
	1485 – Demolition Activities	1	\$100,000	1485 – Demolition Activities	1	\$100,000
	<b>Subtotal of Estimated Cost</b>		<b>\$923,995</b>	<b>Subtotal of Estimated Cost</b>		<b>\$923,995</b>



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

Work Statement for Year 1 FFY	Work Statement for Year: 2022			Work Statement for Year: 2023		
	Development Number/Name General Description of Major Work Categories	Qty	Estimated Cost	Development Number/Name General Description of Major Work Categories	Qty	Estimated Cost
See	<b>1450- Dwelling Equipment</b>					
Annual	<b>1450- Site Improvements</b>			<b>1450- Site Improvements</b>		
Statement						
	GA078000003 Martel Homes – General Site Work, Water, Sewer, and Gas Utility Upgrades	LS	\$ 75,000	GA078000003 Martel Homes – General Site Work, Water, Sewer, and Gas Utility Upgrade	LS	\$ 75,000
	GA078000003 Martel Homes – Landscape/Erosion Control	LS	\$28,000	GA078000003 Martel Homes – Landscape/Erosion	LS	\$28,000
	GA078000002 Hurd Homes & GA078000003 Martel Homes Concrete Repair, Curbs & Paths, Fencing & Screen Walls		\$5,000	GA078000002 Hurd Homes & GA078000003 Martel Homes Concrete Repair, Curbs & Paths, Fencing & Screen Walls	LS	\$5,000
	GA078000002 Hurd Homes – Erosion Control/Landscape	LS	\$35,000	GA078000002 Hurd Homes – Erosion Control/Landscape	LS	\$35,000
			\$50,000			\$50,000
	<b>1460 Dwelling Structures</b>		\$250,000	<b>1460 Dwelling Structures</b>		\$250,000
	GA078000003 Martel Homes – Replace Screen Doors & Hardware	10		GA078000003 Martel Homes – Replace Screen Doors & Hardware	10	
	GA078000003 Martel Homes – Replace Kitchen Cabinets & Countertops, install washer/dryer connections	10		GA078000003 Martel Homes – Replace Kitchen Cabinets & Countertops, install washer/dryer connections	10	
	GA078000003 Martel Homes – Install HVAC, Plumbing & Electrical Systems & Enclosures	10	\$30,000	GA078000003 Martel Homes – Install HVAC, Plumbing & Electrical Systems	10	\$30,000
	GA078000003 Martel Homes – Construct New Mechanical Closets for HVAC and Water Heaters	10	\$55,000	GA078000003 Martel Homes – Construct New Mechanical Closets for HVAC and Water Heaters	10	\$55,000
	GA078000003 Martel Homes – Modify Wall Framing,	10	\$55,995	GA078000003 Martel Homes – Modify Wall Framing,	10	\$55,995

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

	GA078000003 Martel Homes – Provide New Energy Efficient Upgrades and Replace Windows	15	\$115,000	GA078000003 Martel Homes – Provide New Energy Efficient Upgrades and Replace Windows	15	\$115,000
	<b>1470- Non- Dwelling</b>			<b>1470- Non- Dwelling</b>		
	Community Bldg Renovations			Community Bldg Renovations	2	
			\$50,000			\$50,000
	<b>1465- Dwelling Equipment – Non-Expendable</b>			<b>1465- Dwelling Equipment – Non-</b>		
	GA078000003 Martel Homes – Energy Efficient Appliances for Remodel Units	12		GA078000003 Martel Homes – Energy Efficient Appliances for Remodel Units	12	
	<b>1485 – Demolition Activities</b>	1	\$35,000	<b>1485 – Demolition Activities</b>	1	\$35,000
	<b>Subtotal of Estimated Cost</b>		<b>\$923,995</b>	<b>Subtotal of Estimated Cost</b>		<b>\$923,995</b>

**U.S. Department of Housing and Urban Development**

**Office of Public and Indian Housing**

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**U.S. Department of Housing and Urban Development**

Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2001

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