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Board of Commissioners
Douglas Jones, *Chairperson*
Kenneth Frazier, *Co-Chairperson*
Colbert Lovett, *Commissioner*
Robyn Bussey, *Commissioner*
Thomas Calloway, *Commissioner*
Andreana Jackson, *Commissioner*

Michael Spann
Executive Director

October 26, 2025

To: The Board of Commissioners of the Housing Authority of the City of East Point, GA

From: Michael Spann, Executive Director

Re: October 28, 2025 Annual and Regular Board Meeting

Dear Commissioners:

The annual and regular board meeting of the Board of Commissioners of the Authority will be held Tuesday, October 28, 2025 at 5:30 PM **in-person** at 3056 Norman Berry Drive (Central Office). Please use the side entry, Community and Training room.

The annual meeting will begin promptly at 5:30 PM and the regular meeting will immediately follow. Included with this communication are the agendas and board packets for the meeting.

I look forward to seeing you on Tuesday!

Sincerely,

Michael Spann
Secretary, Board of Commissioners
Executive Director



THE HOUSING AUTHORITY OF THE CITY
OF EAST POINT, GEORGIA

ANNUAL MEETING AGENDA

October 28, 2025

1.

Call to Order/Roll Call

2.

Motion to adopt the Agenda for the October 28, 2025 Annual Meeting

3.

New Business:

3.1

Nominations for position of Chair of the Board of Commissioners

3.2

Vote for the position of Chair of the Board of Commissioners

3.3

Nominations for position of Vice-Chair of the Board of Commissioners

3.4

Vote for the position of Vice-Chair of the Board of Commissioners

3.5

Motion to adjourn Annual Meeting

October 28, 2025

**Regular Meeting of the Board of Commissioners of the
Housing Authority of the City of East Point, GA
5:45 PM
3056 Norman Berry Drive, East Point, GA**

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.

1. Call to Order/Roll Call
 - 1.1 Ms. Bussey, Mr. Calloway, Mr. Frazier, Ms. Jackson, Mr. Jones, Dr. Lovett
 - 1.2 Moment of Silence/Prayer
2. Motion to adopt the Agendas for September 30, 2025 Regular Board Meeting
3. Welcome Representatives from OneStreet Residential (Brendan Barr, Managing Partner, Development, and Thomas Dannemann, Development Manager)

Comment: OneStreet will provide an update on the Norman Berry Village project.
4. Welcome Ms. Audrea Rease, Executive Director, Star-C Programs

Comment: Ms. Rease will present the history and overview of programming for EPHA.
5. Old Business
 - 5.1 Motion to approve minutes of September 30, 2025 Regular Board Meeting

Comment: Minutes of the September 30, 2025 Regular Board Meeting will be distributed prior to board meeting.
6. New Business
 - 6.1 Solicitation of Public Comment

Comment: Public comment(s) will be taken according to the sign-in sheet

6.2 Executive Director Reports

Comment: Mr. Spann will provide insight and answer questions regarding financial and program reports, strategic plan updates and other agency issues. The Executive Director Report includes activity for the month of September 2025, and Financials for the month of June 2025. All reports were previously distributed with the board package.

Receive comments from Mr. Spann

6.3 Approve Resolution No. 2025-10-01 for Required Updates to Admissions and Continued Occupancy Policy (ACOP)

Discuss required updates to the ACOP. Required updates were previously distributed. Vote needed from board to approve changes to existing ACOP. Resolution and any attachments will be distributed at the board meeting.

Receive comments from Mr. Spann, Ms. Wilkins and/or Mrs. Furin.

6.4 Approve Resolution No. 2025-10-02 Related to Delowe Village

Comment: Resolution approving Delowe Village Memorandum of Understanding (MOU). Resolution and any attachments will be distributed at the board meeting.

Receive comments from Mr. Spann, Ms. Furin, and Attorney Scott Spivey.

6.5 Motion to enter into Executive Session

6.6 Motion to reconvene in Open Public Session

6.7 Motion to Adjourn

Housing Authority of the City of East Point, Georgia

Regular Meeting

September 30, 2025

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, September 30, 2025 at 5:30 PM. The meeting was held at the main office, 3056 Norman Berry Drive, East Point, GA 30344.

Notice of the public meeting date and time was posted at the HACEPG office and on the website. The agenda was posted at the HACEPG office and on the website. There was no July meeting.

Mr. Frazier called the meeting to order at 5:34 PM.

Those answering the roll call were:

Mr. Frazier, Dr. Lovett, Ms. Jackson, Mr. Calloway, and Ms. Bussey.

Others Present: Michael Spann, Executive Director, Garlan Barron Furin, General Counsel, and Housing Authority employees: Tara Mobley, Ariana Wilkins, and Luvell Porter. Wesley Brown from The Vecino Group was also present.

Mr. Frazier opened the meeting with a moment of silence/prayer.

Upon motion of Mr. Calloway, seconded by Dr. Lovett, the Board voted unanimously to adopt the Agenda.

Mr. Spann introduced Wesley Brown, Director of Development, Southeast, of The Vecino Group, to discuss VG Arthaus East Point. Mr. Brown previously met with the Development Committee on September 16, 2025, to preview this proposed development, and The Vecino Group previously redeveloped Nelms House into Aya Tower. Mr. Brown stated that the proposed development would be located at the corner of Washington Road and Church Street; the property used in the past as Cheely Volkswagen Dealership and a furniture store. The redevelopment would create 102 new construction units for families, between 30% - 80% AMI, and the Housing Authority would participate in the partnership by owning 30% of the development entity, contribute 25 project based vouchers, and participating in a Private Enterprise Agreement. The Vecino Group is seeking a vote from the Board, to authorize the participation, in advance of the application deadline for the competitive 4% tax credit allocation to the Dept of Community Affairs on 10/3/25. Mr. Brown offered more detail on the proposed development: a 4 story "L" shaped building, that they have under contract, and would assign to the Housing Authority during the compliance period; with the ground floor serving as commercial space to be leased at below market value, to a Hispanic Art Association, that needs a home and would offer programming to the public and to the tenants, and would offer below market value rent to artists. The Board discussed concerns that there may be environmental cleanup required, and Mr. Brown confirmed that Phase 1 testing was complete, but that the underground storage tanks were removed before the current standards of testing and remediation were required; any remediation would be paid for by Vecino and completed before the assignment of the ownership to the Housing Authority. Ms. Bussey asked questions regarding the unit mix, and the need for parking by the school next door. Dr. Lovett asked questions regarding the parking requirements from East Point, and Mr. Brown responded that because the property is located so close to the MARTA station, the number of parking

spaces is reduced per the ordinance, and that part of the parking would be underneath the structure. Mr. Brown also added that Aya Tower is considered "over parked" and the lots are almost never full, and Dr. Lovett and Mr. Brown discussed that this location is more commercial. Mr. Calloway and Mr. Frazier summarized the previous discussion with the Development Committee, and both discussed their concerns over any environmental remediation required, including time and cost. Mr. Brown confirmed that the tax credits would not be awarded if the site is not considered clean. Mr. Calloway stated that he liked the idea of this redevelopment, but was concerned that the Housing Authority had no time for due diligence, and that the environmental question is not answered at this time. Mr. Calloway asked if the Housing Authority could later withdraw from participation, and Ms. Furin summarized the Private Enterprise Agreement and Bond Inducement resolutions, and confirmed that if the tax credits were not awarded to the project, then there would be no closing, and the Housing Authority would not take title or have further involvement. Dr. Lovett asked why The Vecino Group chose art as the commercial space tenant, and Mr. Brown responded that it originated with the success of the mural on the side of Aya Tower, the approval of the City, and the strong East Point artist community.

On motion of Mr. Calloway, seconded by Ms. Jackson, the Board voted unanimously to enter into Executive Session, to receive legal advice and to discuss a real estate matter, at 6:24PM.

On motion of Mr. Calloway, seconded by Ms. Jackson, the Board voted unanimously to return to Regular Session at 6:40PM.

On motion of Dr. Lovett, seconded by Mr. Calloway, the Board voted unanimously to approve Resolution 25-09-07 related to VG Arthaus East Point. Mr. Brown left the meeting.

On motion of Ms. Bussey, seconded by Ms. Jackson, the Board voted unanimously to approve the minutes of the August 26, 2025 Regular Board meeting.

There was no Public Comment.

On motion of Mr. Calloway, seconded by Ms. Jackson, the Board voted unanimously to table Agenda Item 5.2, to approve Resolution 2025-09-01, for required updates to the Admissions and Continued Occupancy Policy (ACOP), to the next regular meeting in October 2025.

Mr. Spann reviewed the annual Operating Budget for FY 2026, beginning 10/1/2025: the budget is based on assumptions of 73% funding for Capital Funds and 90% funding for Operating Funds. Expenses are projected to increase by \$24,500 vs the FY 2025 budget. The actual numbers for FY 2025 saw a decrease in revenue by \$20,000 (primarily a loss of 13% of rental income, based on a loss of employment), a 20% decrease in the FSS program, and a 40% decrease in HCV portable voucher fees (the HACEPG has begun absorbing vouchers in our jurisdiction instead). The FY 2026 budget currently assumes a contribution from the Enterprise Fund for \$75,000, to be used to fund the police patrols at our public housing neighborhoods, and to balance the budget. Staff has negotiated an increase in management fees from the Fairburn HA, which will begin 11/1/2025. Maintenance material expenses are anticipated to decrease by 50%, since we are up to date on most renovations/improvements to public housing units. Salary expenses are reduced by 7% due to changes in employee positions. Dr. Lovett asked about our ability to operate if the federal government is shut down, and Mr. Spann estimated we have 14 months of basic expenses in reserve. On motion of Mr. Calloway, seconded by Dr. Lovett, the Board voted unanimously to approve Resolution 25-09-03, to approve the HACEPG annual Operating Budget for FY 2026 (10/1/25 – 9/30/26).

DRAFT

Mr. Spann reviewed the annual Resolution 25-09-04, regarding writing off bad debt (Tenants' Accounts Receivable): the total numbers are made of up unpaid rent, maintenance charges, court costs, and late fees. All unpaid debt is referred to a collection agency after a period of time, and the HACEPG would receive 50% of any amounts collected. On motion of Mr. Calloway, seconded by Ms. Jackson, the Board voted unanimously to approve Resolution 25-09-04, to write off Bad Debt from FY 2025.

Mr. Spann reviewed the annual Resolution 25-09-05, regarding declaring property to be excess and obsolete (primarily appliances for public housing units), and to approve the disposition of the property for cost of removal, after said property has been stripped for useable parts. Mr. Calloway discussed streamlining the appliance models, to standardize repair parts and costs, with Ms. Wilkins. On motion of Mr. Calloway, seconded by Dr. Lovett, the Board voted unanimously to approve Resolution 25-09-05, to declare the listed property as excess and obsolete, and to approve the disposition of said property for scrap value.

Ms. Furin summarized Resolution 25-09-02, regarding approval of the Board, including the Authorized Officers, to take all actions necessary and appropriate to enter into and consummate the Transactions to which it is a party, in order to close the redevelopment of Norman Berry Village (anticipated October 2025). On motion of Mr. Calloway, seconded by Ms. Jackson, the Board voted unanimously to approve Resolution 25-09-02, to approve the Authorized Officers to take said actions to close the redevelopment of Norman Berry Village transaction.

Ms. Furin summarized Resolution 25-09-06, regarding approval of the Board, including the Authorized Officers, to take all actions necessary and appropriate to enter into the Private Enterprise Agreement and the GP Operating Agreement regarding the redevelopment of Delowe Village. On motion of Mr. Calloway, seconded by Ms. Jackson, the Board voted unanimously to approve Resolution 25-09-06 regarding Delowe Village.

Ms. Furin summarized Resolution 25-09-08, regarding approval of the Board, including the Authorized Officers, to take establish the stand alone entity, and to take all actions necessary and appropriate to enter into the Memorandum of Understanding regarding the redevelopment of Delowe Village. On motion of Mr. Calloway, seconded by Ms. Jackson, the Board voted unanimously to approve Resolution 25-09-06 regarding Delowe Village.

On motion of Mr. Calloway, seconded by Ms. Jackson, the Board voted unanimously to adjourn the meeting at 7:13PM.

EAST POINT HOUSING AUTHORITY
STATEMENT OF FINANCIAL POSITION
Sep-25

Public Housing Assets	Sep-25	Aug-25	+/- Prior Month
Public Housing Bank Balance (1)	357,633	370,751	
Line of Credit Control (Capital Fund Program) (2)	105,588	119,564	\$ (13,976)
Line of Credit Control (Operating Fund) (3)	241,549	333,160	\$ (91,611)
Public Housing Assets	704,770	823,475	\$ (118,705)
Housing Choice Voucher Assets	Sep-25	Aug-25	
Housing Choice Voucher Bank Balance	855,252	756,085	\$ 99,167
Total HCV Assets (4)	855,252	756,085	\$ 99,167
Other Assets	Sep-25	Aug-25	
Land Fund (PH)	1,490,705	1,490,705	\$ -
FSS Escrow (HCV & PH)	309,629	309,626	\$ 3
PH-FSS/ROSS	39,380	63,538	\$ (24,158)
Revolving (pass through only) (5)	100,682	115,052	\$ (14,370)
Total Other Restricted Assets:	1,940,396	1,978,921	\$ (38,525)
			\$ -
Total Federalized Restricted Assets	3,500,418	3,558,481	\$ (58,063)
Non-Federalized Assets	Sep-25	Aug-25	+/- Prior Month
Enterprise Fund (6)	1,241,844	1,238,911	\$ 2,933
Bank OZK (East Point Community & Economic I (7)	97,581	97,581	\$ -
Bank OZK (EPCEDC) (8)	8,733	5,723	\$ 3,010
Bank OZK (Collection II)	3,495	3,495	\$ -
MBS (Multi-Bank Securities-EPHA) (9)	489,941	489,835	\$ 106
NBV 5-Yr PH (monthly subsidy)	\$ 3,037	\$ 5,818	\$ (2,781)
Total Unrestricted Assets: 10	1,841,594	1,835,545	\$ 6,049
Grand Total Net Assets: 11)	5,342,012	5,394,026	\$ (52,014)

- (1) Public Housing bank balance as of September 30, 2025
- (2) Electronic Line of Credit Control (ELOCC - Capital Funds) in HUD system as of September 30, 2025
- (3) Reflects Operating Fund in ELOCC as of September 30, 2025
- (4) Housing Choice Voucher (HCV) bank balance as of September 30, 2025
- (5) Revolving Fund balance per bank statement as of September 30, 2025
- (6) Enterprise Fund bank balance as of September 30, 2025; \$890.49
- (7) EPCEDC funds at Bank OZK as of September 30, 2025
- (8) EPCEDC funds at Bank OZK as of September 30, 2025
- (9) EPHA funds at MBS (Multi-Bank Securities) as of September 30, 2025
- (10) Total Unrestricted (Non-Federalized) Assets consist of funds earned through the revenue-producing activities of the authority.
- (11) Grand Total Net Assets are a combination of both Federalized and Non-Federalized (Unrestricted) Assets

EXECUTIVE DIRECTOR'S REPORT – SEPTEMBER 2025

DEVELOPMENT

NORMAN BERRY VILLAGE (Notes from OneStreet Residential Development team):

Milestones:

- Building permit received: September 18, 2025
- Target for construction loan closing: October 22, 2025
- Developer Fee payment to EPHA at closing: \$205,650

Accomplishments:

- Capital partner due diligence is ongoing with weekly coordination between all parties including EPHA.
- The Freddie Mac forward commitment for the permanent loan is the critical path to closing.
- The building permit application was approved by City of East Point and the permit has been issued.
- OneStreet and the Contractor have finalized the renovation budget and Owner – Contractor agreement.
- The resident relocation and construction phasing plan has been finalized.
- OneStreet Management continues to communicate with residents and has hired a full-time relocation specialist and recertification specialist to support residents during the renovation.
- OneStreet team will update board at October board meeting
- **HILLCREST SENIOR APARTMENTS:** Developer fee (Phase I) and tax obligation (\$106.5k) to EPHA remain outstanding, along with Asset Management fees for all operating years (4 years). EPHA staff is in receipt of audits from Hillcrest I & II as well as Financials through September 2025. Town Hall meeting with Hillcrest I & II residents and local government took place on September 9, 2025.
- **AYA TOWER:** Ongoing meetings with United Health Care, Morehouse School of Medicine, and Grady Health Systems; looking to establish collaborative health care offerings for residents at Aya Tower.
- Requested financials and audits from Vecino for Aya tower
- **MARTEL/HURD HOMES:** Unit renovations including eight vacant townhomes at Martel Homes ongoing; electrical upgrades needed to pass city code and related inspections
- Architect under contract for Hurd and Martel burn units and will deliver initial plans in early October
- **GATEWAY AT EAST POINT:** East Point Housing Authority is 10% owner of Gateway (Norman Berry Dr & Cleveland Ave). Town Hall meeting conducted with residents, management team, and local government officials on September 23, 2025.
- **1586 CONNALLY DRIVE (OFF ROAD ATLANTA):** Proposal to be shared with BOC Development Committee about possible usage of site as Assisted Living agency.

EAST POINT COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (EPCEDC)

- 2964 Randall Street parcel is fenced, and landscape is being maintained
- 1654 Connally Drive property is currently leased as of August 2025
- 1354 Gus Thornhill Jr. currently leased as of August 2025

Property Address	Date Acquired	Rental Status (Occupied or Vacant)	AFFORDABLE Housing Type	Monthly Rent	HAP Portion (If Choice Voucher)	Status (Vacant Land/Improved)	Lease Expiration Date
1654 Connally Dr.	May 2020	Occupied Aug. 2025	< 80% AMI	\$1,792		Improved	8/14/2026
2864 Randall St.	Mar. 2021	Maintained				Vacant Land	
1354 Gus Thornhill Jr. Dr.	Oct. 2021	Aug. 2025	< 80% AMI	\$1,740		Improved	8/15/2026

- The Board of Directors (Board) of the East Point Community and Economic Development Corporation, Inc. (EPCEDC) met on Tuesday, September 23, 2025, at the main office of the HACEPG, 3056 Norman Berry Drive, East Point, GA 30344, at 5:30 PM for a regular meeting.

COMMUNITY PARTNERS

Heart Filled Helping Hands, Inc.,

- Approved to provide hot meals for the children of the Afterschool program. Program suspended until Certificate of Occupancy obtained for all sites.

Future Seekers Inc. (FSI)

- Future Seekers continuing After School programming for Middle & High School, grades 6-12; currently serving an average of twelve (12) children as of 9/30/2025; actively recruiting new students

Star-C

- Star-C providing After School academic enrichment and homework help for students in grades K-5. Currently Star-C is serving an average of fourteen (14) children each day.

Mount Paran Church

- Mount Paran on site each Tuesday evening for Bible Study; currently averaging 18-20 residents per week

Resident Council

- Resident Council (RC) partnering with multiple agencies including East Point city council members to sponsor activities for the Martel and Hurd residents. Resident Council members attended the Ward B Leadership Council meeting held on Wednesday, September 10, 2025, at Tri-Cities High School. The meeting's purpose was to form diverse, vibrant growth in city of East Point by collaborating with Community Leaders across the city.
- RC working with Teen at Work on hosting an overnight Camp Out for the children of EPHA in October in downtown East Point. The RC team is also working on the Halloween Event with Beyond the Hard Hat, scheduled for Friday, October 31st, 2025, at EPHA.

TRAINING

- Staff attended Georgia Affordable Housing & Redevelopment Association (GAHRA) annual conference in Savannah, GA
- Maintenance Team staff, Yolanda Harper, and Nathaniel Patterson, attended the NSPIRE Specialist Seminar in Columbia, South Carolina.

HUD NEWS – Government Shutdown Update

PHADA ADVOCATE – October 2025 *(see attached)*

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
AMOUNT UTILITY PYMTS. \$		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TENANTS RECEIVING UTILITY PYMT.-Hurd #		0	0	0	0	0	0	0	0	0	0	0	0	0
AMOUNT UTILITY PYMTS. \$		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NORMAN BERRY VILLAGE														
Units Online		12	12	12	12	12	12	12	12	12	12	12	12	12
Units Leased		9	9	9	9	9	10	10	10	10	10	10	10	11
Units Vacant		3	3	3	3	3	2	2	2	2	2	2	2	1
NORMAN BERRY SUBSIDY		\$3,037	\$5,818	\$3,044	\$3,044	\$3,044	\$3,314	\$3,314	\$3,192	\$3,192	\$3,192	\$2,687	\$2,687	\$2,873
# INTERIM CERTIFICATIONS Processed EPHA		6	3	6	12	13	16	13	171	6	8	12	13	13
# ANNUAL RECERTIFICATIONS Processed EPHA		9	12	9	16	22	13	16	15	9	18	15	22	22
PIC Submission To HUD														
Public Housing East Point		18	20	22	32	41	22	0	171	14	29	29	46	46
Total PIC Fatal Errors														
East Point Housing		4	2	1	6	4	0	0	0	3	0	2	6	6
Prapaid Debit Cards-PH														
Participants		51	52	53	51	47	52	51	52	52	52	51	48	48
Amount		\$7,838	\$8,170	\$8,498	\$7,802	\$7,309	\$7,953	\$7,829	\$8,269	\$8,332	\$8,332	\$8,517	\$7,577	\$7,577
	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25	Jan-25	Dec-24	Nov-24	Oct-24		
HCV FAMILY SELF SUFFICIENCY														
FSS Participants		30	30	30	30	26	26	28	24	24	21	25	25	25
FSS Participant Terminations/End of Program		0	0	0	0	0	1	1	0	0	0	2	1	1
FSS Participant Ports		0	0	0	0	0	0	0	0	0	0	0	0	0
Target Participation Number		40	40	40	40	75	75	75	75	75	75	75	75	75
Unemployed		13	10	9	9	8	7	11	9	9	7	7	7	7
New Employment		0	0	0	0	0	3	0	1	0	0	0	0	0
Disabled		4	4	3	4	4	4	5	0	0	4	4	4	4
FSS Graduates		0	1	1	0	0	0	1	1	0	0	2	0	0
Escrow Accounts Active		12	13	14	14	10	9	9	10	11	12	14	14	14
% Of Active Accounts Earning Escrow		40%	43%	47%	47%	38%	35%	32%	42%	46%	57%	56%	56%	56%
% Of Accounts Not Earning Escrow		60%	57%	53%	53%	62%	65%	68%	58%	54%	43%	44%	44%	44%
Monthly Contribution		\$5,257	\$6,415	\$6,903	\$6,882	\$5,511	\$5,260	\$5,509	\$6,076	\$6,430	\$6,258	\$6,693	\$7,369	\$7,369
Escrow Disbursed		\$0	\$43,317	\$26,801	\$1,066	\$0	\$0	\$33,346	\$4,205	\$0	\$0	\$16,318	\$0	\$0
Escrow Loss		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,283	\$0	\$0
Interest Added		\$26	\$0	\$0	\$26	\$0	\$0	\$21	\$0	\$0	\$23	\$0	\$0	\$0
Tenant Account Adjustment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0
Total HCV FSS Escrow		\$104,978	\$99,695	\$136,597	\$156,495	\$150,653	\$145,142	\$139,882	\$167,698	\$165,827	\$159,397	\$153,116	\$177,033	\$177,033
Enrolled in Higher Ed/GED		2	2	2	2	2	2	1	2	0	0	0	0	0
Higher Education Graduate		0	0	0	0	0	0	0	0	0	0	0	0	0
GED Earned		0	0	0	0	0	5	5	0	0	0	0	0	0
Vocational Training Program		3	3	0	0	0	0	0	0	0	0	0	0	0
Vocational Training Program Graduate		0	0	0	0	0	0	0	0	0	0	0	0	0
PUBLIC HOUSING FAMILY SELF SUFFICIENCY	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25	Jan-25	Dec-24	Nov-24	Oct-24		
FSS Participants		32	32	35	36	34	33	33	33	33	34	34	34	34
FSS Participant Terminations/End of Program		0	1	2	0	0	0	1	1	1	0	0	0	0
Target Participation Number		35	35	35	35	35	35	35	35	35	35	35	35	35
Unemployed		12	12	13	9	7	6	9	11	14	12	12	10	10
New Employment		2	0	0	0	0	3	1	1	0	0	0	1	1
Disabled		2	2	2	1	1	1	3	4	4	2	3	3	3
FSS Graduate		1	1	3	0	0	0	1	0	1	0	0	0	0
Escrow Accounts Active		17	15	20	18	16	15	15	16	15	16	16	18	18
Escrow Accounts Total (Includes Inactive Escrows)		22	22	27	26	26	25	25	26	26	26	26	26	26
Monthly Contribution		\$6,970	\$7,108	\$7,506	\$7,559	\$6,833	\$6,412	\$6,834	\$8,401	\$7,678	\$8,019	\$8,019	\$9,733	\$9,733
Escrow Disbursed		\$8,120	\$13,442	\$12,986	\$0	\$0	\$0	\$0	\$913	\$0	\$0	\$0	\$2,014	\$2,014
Escrow Loss		\$0	\$305	\$0	\$2,000	\$0	\$5,000	\$12,865	\$18,753	\$3,002	\$0	\$0	\$0	\$0
Interest Added		\$26	\$0	\$0	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tenant Account Adjustment		\$583	\$0	\$0	\$0	\$0	\$0	\$33	\$0	\$0	\$33	\$0	\$0	\$0
Total PH FSS Escrow		\$205,584	\$206,125	\$212,764	\$218,244	\$212,652	\$205,819	\$204,410	\$210,408	\$221,673	\$216,997	\$208,945	\$200,926	\$200,926
Enrolled in Higher Ed/GED		2	2	2	1	1	1	1	0	0	0	0	0	0
Higher Education Graduate		0	0	0	0	0	0	0	0	0	0	0	0	0
GED Earned		0	0	0	0	0	0	0	0	0	0	0	0	0
Vocational Training Program		3	3	1	5	5	5	5	5	2	2	2	2	2
Vocational Training Program Graduate		0	0	0	0	0	0	0	0	0	0	0	0	0
YASH VOUCHERS AWARDED		75	75	75	50	50	50	75	50	50	50	50	50	50
YASH VOUCHERS LEASED		46	47	46	45	44	45	45	46	45	45	45	46	46
YASH VOUCHERS ISSUED		18	4	0	1	2	0	4	1	0	2	2	0	0
YASH VOUCHERS SEARCHING		13	4	1	1	1	2	3	1	0	2	2	1	1
INSPECTIONS PENDING RTAs SUBMITTED		6	0	0	0	2	0	0	0	1	2	2	0	0
YASH VOUCHERS AVAILABLE		4	29	29	1	2	27	26	2	3	3	3	2	2
YASH VOUCHERS TERMINATED / EOP		0	1	1	1	0	1	2	0	1	1	1	0	0
YASH VOUCHERS PORTED		0	0	0	0	0	0	1	0	1	0	0	0	0
INFORMATION TECHNOLOGY	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25	Jan-25	Dec-24	Nov-24	Oct-24		
WORKFLOW ALLOCATION %s														
PUBLIC HOUSING		5%	5%	5%	5%	10%	10%	10%	10%	10%	0%	10%	10%	10%
HOUSING CHOICE VOUCHER		5%	5%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
COMPLIANCE		0%	0%	0%	0%	0%	0%	0%	0%	10%	10%	0%	0%	0%
INFORMATION TECHNOLOGIES		35%	40%	35%	35%	30%	20%	30%	30%	10%	10%	10%	75%	75%
ADMINISTRATION/EXECUTIVE OFFICE		60%	50%	50%	50%	50%	60%	50%	50%	60%	70%	70%	70%	70%
LANDLORD PORTAL PARTICIPATION		1234	1225	1212	1212	1208	1194	1186	1178	1173	1155	1149	1056	1056
STAFFING	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25	Jan-25	Dec-24	Nov-24	Oct-24		
FULL TIME EMPLOYEES		12	12	15	15	16	16	17	17	17	17	17	15	15
PART TIME EMPLOYEES		1	1	0	0	2	2	1	2	1	1	1	1	1
CONTRACT EMPLOYEES		2	2	2	2	3	3	3	3	3	3	3	3	3
TEMP EMPLOYEE		0	0	0	0	0	0	0	0	0	0	0	0	0
NEW EMPLOYEES		0	0	0	0	0	0	0	0	0	0	0	0	0
OPEN POSITIONS		2	3	1	1	0	0	0	0	0	0	0	0	1
PAYROLL HOURS MONTHLY REPORT	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25	Jan-25	Dec-24	Nov-24	Oct-24		
Maintenance Hours Overtime		7.5	10	14	11	9	9	7	6	7	9	18	17	17
Maintenance Hours Double Time		0	0	0	0	0	0	0	0	0	0	0	0	0
Admin Staff Hours Overtime		2	0	0.25	1	2.5	0	0	0	0	0	0	0	0
Admin Staff Hours Double Time		0	0	0	0	0	0	0	0	0	0	0	0	0

CHECK HISTORY REPORT-EPHA SEPTEMBER 2025

Name	Check Number	Date	Amount	Notes
Utility Check	14281	09/03/2025	\$203.00	
Utility Check	14282	09/03/2025	\$203.00	
Utility Check	14283	09/03/2025	\$203.00	
Utility Check	14284	09/03/2025	\$28.00	
Utility Check	14285	09/03/2025	\$149.00	
Utility Check	14286	09/03/2025	\$203.00	
Utility Check	14287	09/03/2025	\$172.00	
Utility Check	14288	09/03/2025	\$49.00	
Utility Check	14289	09/03/2025	\$20.00	
Utility Check	14290	09/03/2025	\$3.00	
Utility Check	14291	09/03/2025	\$203.00	
Utility Check	14292	09/03/2025	\$203.00	
Utility Check	14293	09/03/2025	\$208.00	
Utility Check	14294	09/03/2025	\$203.00	
Utility Check	14295	09/03/2025	\$203.00	
Utility Check	14296	09/03/2025	\$235.00	
Utility Check	14297	09/03/2025	\$138.00	
Utility Check	14298	09/03/2025	\$178.00	
Utility Check	14299	09/03/2025	\$138.00	
Utility Check	14300	09/03/2025	\$168.00	
Utility Check	14301	09/03/2025	\$124.00	
Utility Check	14302	09/03/2025	\$208.00	
Utility Check	14303	09/03/2025	\$153.00	
Utility Check	14304	09/03/2025	\$178.00	
Utility Check	14305	09/03/2025	\$178.00	
Utility Check	14306	09/03/2025	\$177.00	
Utility Check	14307	09/03/2025	\$178.00	
Utility Check	14308	09/03/2025	\$178.00	
Utility Check	14309	09/03/2025	\$33.00	
Utility Check	14310	09/03/2025	\$65.00	
Utility Check	14311	09/03/2025	\$178.00	
Utility Check	14312	09/03/2025	\$203.00	
Utility Check	14313	09/03/2025	\$203.00	
Utility Check	14314	09/03/2025	\$235.00	
Utility Check	14315	09/03/2025	\$178.00	
Utility Check	14316	09/03/2025	\$178.00	

Utility Check	14317	09/03/2025	\$178.00	
Utility Check	14318	09/03/2025	\$155.00	
Utility Check	14319	09/03/2025	\$203.00	
Utility Check	14320	09/03/2025	\$235.00	
Utility Check	14321	09/03/2025	\$148.00	
Utility Check	14322	09/03/2025	\$148.00	
Utility Check	14323	09/03/2025	\$165.00	
Utility Check	14324	09/03/2025	\$165.00	
Utility Check	14325	09/03/2025	\$165.00	
Utility Check	14326	09/03/2025	\$145.00	
Utility Check	14327	09/03/2025	\$56.00	
Utility Check	14328	09/03/2025	\$123.00	
Utility Check	14329	09/03/2025	\$148.00	
Utility Check	14330	09/03/2025	\$190.00	
Utility Check	14331	09/03/2025	\$165.00	
Utility Check	14332	09/03/2025	\$24.00	
Scott Accounting & Computer Services Inc	14333	09/04/2025	\$762.00	
Cintas	14334	09/04/2025	\$25.62	
Denise Jones	14335	09/04/2025	\$1,350.00	PH-FSSC Coordinator Salary
Michael Tolbert	14336	09/04/2025	\$500.00	
Creative MultiCare Inc.	14337	09/04/2025	\$750.00	
Tonya Woodard	14338	09/04/2025	\$448.00	
Staples Business Advantage	14339	09/04/2025	\$19.39	
William Bullock	14340	09/04/2025	\$600.00	
Digital Life Advisor	14341	09/04/2025	\$3,500.00	Computer Tech Manangement Services
Quenton Garrett	14342	09/04/2025	\$600.00	
Demarco Locklin	14343	09/04/2025	\$500.00	
Rose Marie Allen	14344	09/04/2025	\$140.00	
Electro Graphic Products	14345	09/11/2025	\$324.09	
Cintas	14346	09/11/2025	\$33.15	
Norman Berry Village	14347	09/11/2025	\$3,037.00	Subsidy
Tara Mobley	14348	09/11/2025	\$255.25	
Ariana Wilkins	14349	09/11/2025	\$410.25	
Michael Tolbert	14350	09/11/2025	\$1,500.00	Maintenance Contractor Services
Tonya Woodard	14351	09/11/2025	\$240.00	
Michael Spann	14352	09/11/2025	\$255.25	
Vanessa Fleming	14353	09/11/2025	\$255.25	

Mary Jane Brewster	14354	09/11/2025	\$120.00
Angela Range	14355	09/11/2025	\$100.00
Staples Business Advantage	14356	09/11/2025	\$1,207.92 Office Supplies
McCright & Associates LLC	14357	09/11/2025	\$1,766.88 Section 8 Inspections
William Bullock	14358	09/11/2025	\$900.00
LonDreann Y. Hoyer	14359	09/11/2025	\$41.16
Digital Life Advisor	14360	09/11/2025	\$363.00
Alexis Frederick	14361	09/11/2025	\$352.10
Hayes Construction and Renovations	14362	09/11/2025	\$1,855.00 Remaining balance 1137 Calhoun Ave. (Light Rehab)
John Mason	14363	09/11/2025	\$1,000.00 Aya Towers Res. Svcs. Coordinator
Evans, Brenda	14364	09/11/2025	\$120.00
Quenton Garrett	14365	09/11/2025	\$600.00
LonDreann Y Hoyer	14366	09/11/2025	\$240.00
Demarco Locklin	14367	09/11/2025	\$500.00
Rose Marie Allen	14368	09/11/2025	\$112.00
East Point Ace Hardware	14369	09/18/2025	\$363.08
Housing Insurance Services	14370	09/18/2025	\$3,830.32 Commercial Property Insurance
George Boyd & Sons Tire Company	14371	09/18/2025	\$132.50
Cintas	14372	09/18/2025	\$25.62
Denise Jones	14373	09/18/2025	\$1,272.24 PH-FSSC Coordinator Salary
Pitney Bowes Global Financial Svcs LLC	14374	09/18/2025	\$580.66
Michael Tolbert	14375	09/18/2025	\$2,250.00 Maintenance Contractor Services
Tonya Woodard	14376	09/18/2025	\$504.00
William Bullock	14377	09/18/2025	\$900.00
Verizon Connect Fleet USA LLC	14378	09/18/2025	\$282.00
Alexis Frederick	14379	09/18/2025	\$352.10
Hayes Construction and Renovations	14380	09/18/2025	\$1,782.50 1129 Calhoun Ave.- Initial Payment
Quenton Garrett	14381	09/18/2025	\$600.00
Demarco Locklin	14382	09/18/2025	\$500.00
Rose Marie Allen	14383	09/18/2025	\$140.00
Yolanda Harper	14384	09/22/2025	\$147.50
Digital Life Advisor	14385	09/22/2025	\$3,500.00 Computer Tech Manangement Services
Nathaniel Patterson	14386	09/22/2025	\$97.50
Abercrombie, Angela M.	14387	09/25/2025	\$136.00
Barron And Barron P.C.	14388	09/25/2025	\$1,550.30 Legal Services
Cintas	14389	09/25/2025	\$25.62
Allen Electric Co Inc.	14390	09/25/2025	\$275.00

Tonya Woodard	14391	09/25/2025	\$130.00	
Jessica Tyler	14392	09/25/2025	\$30.00	
Michael Spann	14393	09/25/2025	\$107.99	
Mary Jane Brewster	14394	09/25/2025	\$100.00	
Angela Range	14395	09/25/2025	\$130.00	
Tonya Woodard	14396	09/25/2025	\$196.00	
Wilcox Heating and AC	14397	09/25/2025	\$1,215.00	HVAC Services
Staples Business Advantage	14398	09/25/2025	\$106.45	
FUSION CONNECT, LLC	14399	09/25/2025	\$1,431.03	Telephone Communications Services
William Bullock	14400	09/25/2025	\$900.00	
True Movers	14401	09/25/2025	\$625.00	
BP	14402	09/25/2025	\$629.34	
Alexis Frederick	14403	09/25/2025	\$352.10	
Hillside Landscaping Maintenance LLC	14404	09/25/2025	\$5,400.00	Landccaping Services
Moses, Markisha	14405	09/25/2025	\$30.00	
John Mason	14406	09/25/2025	\$1,000.00	Aya Towers Res. Svcs. Coordinator
Perry, Dorene	14407	09/25/2025	\$30.00	
Evans, Brenda	14408	09/25/2025	\$100.00	
Quenton Garrett	14409	09/25/2025	\$800.00	
Francois Perfect Paints LLC	14410	09/25/2025	\$5,056.60	1146 Calhoun Ave. Final payment; Initial VUP for 1034 Calhoun
Jones, Denise	14411	09/25/2025	\$351.41	
Demarco Locklin	14412	09/25/2025	\$300.00	
Rose Marie Allen	14413	09/25/2025	\$140.00	
Primo Brands	14414	09/25/2025	\$249.51	
Shelton, Brittany	72231	09/03/2025	\$110.00	
Shelton, Brittany	72232	09/03/2025	\$263.00	
Long, Danita Lashea	72233	09/03/2025	\$203.00	
Parker, Tymeshia	72234	09/03/2025	\$72.00	
Robinson, Donyel Lashawn	72235	09/03/2025	\$145.00	
City of East Point	72236	09/04/2025	\$350.56	
Fox Appliance Parts	72237	09/04/2025	\$94.83	
Gwinnett Lawn Care & Landscaping	72238	09/04/2025	\$323.00	
T-Mobile	72239	09/04/2025	\$342.09	
Sherwin Williams Co	72240	09/04/2025	\$200.46	
Better Buy Glass	72241	09/04/2025	\$120.00	
GAR Inc.	72242	09/04/2025	\$85.00	

Flower Cottage On Main	72243	09/11/2025	\$114.95
Massey Services	72244	09/11/2025	\$2,458.50 Termite Extermination Services
Bank of America	72245	09/11/2025	\$11,685.88 Agency Travel & Training
East Point Housing Authority	72246	09/11/2025	\$8,120.38 1065 Calhoun Ave. Andreana Jackson Escrow for o/s rent.;3006 Randall St. Keocha Simmons o/s rent; 3010 Randall St. Alexis Williams o/s rent
Republic Services #800	72247	09/11/2025	\$1,295.15 Waste Disposal Services
WEX Bank	72248	09/11/2025	\$333.79
Pro-Active Security	72249	09/11/2025	\$1,075.00 Fire Alarm System- monthly monitoring June 2025- June 2026
Chanique Akrra Copage	72250	09/11/2025	\$150.00
City of East Point	72251	09/18/2025	\$626.49
Home Depot	72252	09/18/2025	\$6,245.05 Industrial Supplies
Gene's Plumbing Service	72253	09/18/2025	\$69.95
Comcast	72254	09/18/2025	\$160.99
Walton Electric Membership Corporation	72255	09/18/2025	\$582.56
Sherwin Williams Co	72256	09/18/2025	\$65.60
Chanique Akrra Coppage	72257	09/18/2025	\$150.00
Hecht Burdeshaw Architects Inc	72258	09/18/2025	\$17,656.76 Hurd Homes Fire Damage; Construction Documents 01
City of East Point	72259	09/25/2025	\$0.00
Continuation Check	72260	09/25/2025	\$2,762.30 Utility Services
City of East Point	72261	09/25/2025	\$560.92
Comcast	72262	09/25/2025	\$1,097.00 Consortium partner annual membership; Pets. Support Animals and Service Animals April 30, 2025
The Nelrod Company	72263	09/25/2025	\$4,000.00 Plumbing Services
C & R Plumbing Co. Inc.	72264	09/25/2025	\$604.37
Trudiligence	72265	09/25/2025	\$51.37
Sherwin Williams Co	72266	09/25/2025	\$100.00
Brewster, Mandy S.			
Grand Total			\$133,886.63

Housing Authority City of East Point - Financial Reporting**Fiscal Year 2025****Allocated Costs****June 30, 2025****Income & Expense Report**

Account Number	Account Description	Allocated Costs all Programs	Total Allocated Costs
4110	Administrative salaries	347,195.71	347,195.71
4130	Legal expense	27,841.35	27,841.35
4140	Staff Training & Travel	7,641.04	7,641.04
4170	Auditing & Accounting fees	22,199.68	22,199.68
4190	Sundry	142,220.00	142,220.00
4210	Ten Serv Salaries	0.00	0.00
4220	Ten Serv Recreation	0.00	0.00
4230	Ten Serv Contract Costs	0.00	0.00
4310	Water	0.00	0.00
4320	Electricity	0.00	0.00
4330	Gas	0.00	0.00
4390	Sewer	0.00	0.00
4390	Garbage	0.00	0.00
4410	Labor - Maintenance	0.00	0.00
4420	Material - Maintenance	0.00	0.00
4430	Contract - Maintenance	15,468.00	15,468.00
4510	Insurance	0.00	0.00
4520	PILOT	0.00	0.00
4530	Terminal leave payments	0.00	0.00
4540	Benefits	82,467.00	82,467.00
4570	Collection losses	0.00	0.00
4590	Other general expenses	0.00	0.00
4610	Extraordinary maintenance	0.00	0.00
4620	Casualty losses-capitalized-net		0.00
	Interest Expense		0.00
	Compensated Absences		0.00
Total Allocated Expenses		645,032.78	645,032.78

Amount Allocated to Each Program

Name of Site/Program	All Programs	Total Allocation
Housing Choice Voucher	185,317.92	185,317.92
Enterprise Fund	166,160.44	166,160.44
OJ Hurd Homes	56,182.36	56,182.36
Martel Homes	237,436.57	237,436.57
Total	645,097.28	645,097.28

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Allocated Costs
June 30, 2025
Sundry Detail

Allocated Costs
all Programs

		Prior Period	Current Month	Y-T-D Amount
4180.10	Cellular	1,283.00	104.00	1,387.00
4190.00	Misc	8,082.00	905.00	8,987.00
4190.01	Telephone	8,617.00	(1.00)	8,616.00
4190.02	Postage	6,744.00	193.00	6,937.00
4190.03	Copier Costs	3,231.00	775.00	4,006.00
4190.04	Memberships, Fees & Subscriptions	3,763.00	-	3,763.00
4190.05	Office Supplies	6,367.00	838.00	7,205.00
4190.05	Office Furniture		-	
4190.07	Misc. Vehicle Maintenance		-	
4190.09	Advertising - Newspaper/TV	707.00	87.00	794.00
4190.08	Housing Forms	1,202.00	-	1,202.00
4190.12	Background Check/Credit Reports	439.00	-	439.00
4190.13	Misc. Software/Hardware	19,235.00	1,273.00	20,508.00
4190.14	Relocation Costs		-	
4190.15	Sundry - Contract Costs		-	
4190.17	Prof Services - Contracts	71,376.00	7,000.00	78,376.00
	Subtotal	131,046.00	11,174.00	142,220.00

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Martel Homes
June 30, 2025
Income & Expense Report

75.00%

Account Number	Account Description	Program Budget	Monthly Budget	Actual Month Total	% Expended	Budget Y-T-D	Prior Month Total Y-T-D	Current Month YTD	% Expended
3110	Dwelling rental	321,860.00	26,821.67	31,840.00	119.00%	241,395.00	225,818.00	257,658.00	80.00%
3120	Excess utilities	0.00	0.00	0.00		0.00			
3610	Interest	0.00	0.00	0.00		0.00			
3690	Other income	116,667.00	9,722.25	14,294.00	147.00%	87,500.25	40,160.00	54,454.00	47.00%
	Transfer from Operations	302,335.00	25,194.58	0.00	0.00%	226,751.25	60,000.00	60,000.00	20.00%
	Shortfall			0.00			149,939.00	149,939.00	100.00%
8020	Subsidy	836,798.00	69,733.17	76,437.00	110.00%	627,598.50	575,797.00	652,234.00	78.00%
				0.00					
Total Revenues		1,577,660.00	131,471.67	122,571.00	93.00%	1,183,245.00	1,051,714.00	1,174,285.00	74.00%
4110	Administrative salaries	230,165.00	19,180.42	14,273.00	74.00%	172,623.75	135,899.00	150,172.00	65.00%
4130	Legal expense	7,500.00	625.00	1,795.00	287.00%	5,625.00	13,827.00	15,622.00	208.00%
4140	Staff Training & Travel	5,000.00	416.67	819.00	197.00%	3,750.00	3,618.00	4,437.00	89.00%
4170	Accounting and auditing fe	10,667.00	888.92	0.00	0.00%	8,000.25			0.00%
4190	Sundry	95,111.00	7,925.92	1,432.00	18.00%	71,333.25	40,810.00	42,242.00	44.00%
4210	Ten Serv Salaries	0.00	0.00	0.00		0.00			
4220	Ten Serv Recreation	0.00	0.00	0.00		0.00			
4230	Ten Serv Contract Costs	44,883.00	3,740.25	466.00	100.00%	33,662.25	21,949.00	22,415.00	50.00%
4310	Water	7,524.00	627.00	1,114.00	178.00%	5,643.00	5,104.00	6,218.00	83.00%
4320	Electricity	27,096.00	2,258.00	2,244.00	99.00%	20,322.00	17,912.00	20,156.00	74.00%
4330	Gas	11,136.00	928.00	390.00	42.00%	8,352.00	5,064.00	5,454.00	49.00%
4390	Sewer	5,911.00	492.58	562.00	114.00%	4,433.25	3,424.00	3,986.00	67.00%
4390	Garbage	22,852.00	1,904.33	1,981.00	104.00%	17,139.00	16,002.00	17,983.00	79.00%
4410	Labor - Maintenance	95,635.00	7,969.58	9,960.00	125.00%	71,726.25	107,163.00	117,123.00	122.00%
4420	Material	149,713.00	12,476.08	9,224.00	74.00%	112,284.75	34,078.00	43,302.00	29.00%
4430	Contract	293,819.00	24,484.92	39,065.00	160.00%	220,364.25	264,181.00	303,246.00	103.00%
4510	Insurance	98,838.00	8,236.50	6,579.00	80.00%	74,128.50	54,213.00	60,792.00	62.00%
4520	PILOT	22,600.00	1,883.33	0.00	0.00%	16,950.00			0.00%
4530	Terminal leave payments	0.00	0.00	0.00		0.00			
4540	Benefits	120,123.00	10,010.25	1,841.00	18.00%	90,092.25	76,907.00	78,748.00	66.00%
4570	Collection losses	17,975.00	1,497.92	0.00	0.00%	13,481.25	0.00	0.00	0.00%
4590	Other general expenses	16,090.00	1,340.83	3,910.00	292.00%	12,067.50	21,644.00	25,554.00	159.00%
4610	Extraordinary maintenance	0.00	0.00	0.00		0.00			
4620	Additional Budget Requests	85,000.00	7,083.33	0.00	0.00%	63,750.00			0.00%
	Interest Expense	0.00	0.00	0.00		0.00			
	Compensated Absences	0.00	0.00	0.00		0.00			
6120	FSS Escrow	0.00	0.00	0.00		0.00			
	Allocated Overhead	241,334.00	20,111.17	16,225.00	81.00%	181,000.50	221,211.00	237,436.00	98.00%
Total Expenses		1,608,972.00	134,081.00	111,880.00	20.43	1,206,729.00	1,043,006.00	1,154,886.00	72.00%
Net Income/(Loss)		(31,312.00)	(2,609.33)	10,691.00		(23,484.00)	8,708.00	19,399.00	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Martel Homes
June 30, 2025
Income & Expense Report

75.00%

Account Number	Account Description	Program Budget	June 30, 2025 Total	Budget Y-T-D	Total Y-T-D	% Expended
3110	Dwelling rental	321,860.00	31,840.00	241,395.00	257,658.00	80.00%
3120	Excess utilities	0.00	0.00	0.00	0.00	
3610	Interest	0.00	0.00	0.00	0.00	
3690	Other income	116,667.00	14,294.00	87,500.25	54,454.00	47.00%
	Transfer from Operations	302,335.00	0.00	226,751.25	60,000.00	20.00%
	Shortfall	0.00			149,939.00	
8020	Subsidy	836,798.00	76,437.00	627,598.50	652,234.00	78.00%
	Subsidy from Reserves (Offset)		0.00		0.00	
	Total Revenues	1,577,660.00	122,571.00	1,183,245.00	1,174,285.00	74.00%
4110	Administrative salaries	230,165.00	14,273.00	172,623.75	150,172.00	65.00%
4130	Legal expense	7,500.00	1,795.00	5,625.00	15,622.00	208.00%
4140	Staff Training & Travel	5,000.00	819.00	3,750.00	4,437.00	89.00%
4170	Accounting and auditing fees	10,667.00	0.00	8,000.25	0.00	0.00%
4190	Sundry	95,111.00	1,432.00	71,333.25	42,242.00	44.00%
4210	Ten Serv Salaries	0.00	0.00	0.00	0.00	
4220	Ten Serv Recreation	0.00	0.00	0.00	0.00	
4230	Ten Serv Contract Costs	44,883.00	466.00	33,662.25	22,415.00	50.00%
4310	Water	7,524.00	1,114.00	5,643.00	6,218.00	83.00%
4320	Electricity	27,096.00	2,244.00	20,322.00	20,156.00	74.00%
4330	Gas	11,136.00	390.00	8,352.00	5,454.00	49.00%
4390	Sewer	5,911.00	562.00	4,433.25	3,986.00	67.00%
4390	Garbage	22,852.00	1,981.00	17,139.00	17,983.00	79.00%
4410	Labor - Maintenance	95,635.00	9,960.00	71,726.25	117,123.00	122.00%
4420	Material - Maintenance	149,713.00	9,224.00	112,284.75	43,302.00	29.00%
4430	Contract - Maintenance	293,819.00	39,065.00	220,364.25	303,246.00	103.00%
4510	Insurance	98,838.00	6,579.00	74,128.50	60,792.00	62.00%
4520	PILOT	22,600.00	0.00	16,950.00	0.00	0.00%
4530	Terminal leave payments	0.00	0.00	0.00	0.00	
4540	Benefits	120,123.00	1,841.00	90,092.25	78,748.00	66.00%
4570	Collection losses	17,975.00	0.00	13,481.25	0.00	0.00%
4590	Other general expenses	16,090.00	3,910.00	12,067.50	25,554.00	159.00%
4610	Extraordinary maintenance	0.00	0.00	0.00	0.00	
4620	Casualty losses-capitalized-net	85,000.00	0.00	63,750.00	0.00	0.00%
	Interest Expense	0.00	0.00	0.00	0.00	
	Compensated Absences	0.00	0.00	0.00	0.00	
6120	FSS Escrow				0.00	
	Allocated Overhead	241,334.00	16,225.00	181,000.50	237,436.00	98.00%
		0.00				
	Total Expenses	1,608,972.00	111,880.00	1,206,729.00	1,154,886.00	72.00%
	Net Income/(Loss)	(31,312.00)	10,691.00	(23,484.00)	19,399.00	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Martel Homes
June 30, 2025
Income & Expense Report

75.00%

Account Number	Account Description	Program Budget	June 30, 2025 Total	Budget Y-T-D	Total Y-T-D	% Expended
3110	Dwelling rental	321,860.00	31,840.00	241,395.00	257,658.00	80.00%
3120	Excess utilities	0.00	0.00	0.00	0.00	
3610	Interest	0.00	0.00	0.00	0.00	
3690	Other income	116,667.00	14,294.00	87,500.25	54,454.00	47.00%
	Transfer from Operations	302,335.00	0.00	226,751.25	60,000.00	20.00%
	Shortfall	0.00			149,939.00	
8020	Subsidy	836,798.00	76,437.00	627,598.50	652,234.00	78.00%
	Subsidy from Reserves (Offset)		0.00		0.00	
	Total Revenues	1,577,660.00	122,571.00	1,183,245.00	1,174,285.00	74.00%
4110	Administrative salaries	230,165.00	14,273.00	172,623.75	150,172.00	65.00%
4130	Legal expense	7,500.00	1,795.00	5,625.00	15,622.00	208.00%
4140	Staff Training & Travel	5,000.00	819.00	3,750.00	4,437.00	89.00%
4170	Accounting and auditing fees	10,667.00	0.00	8,000.25	0.00	0.00%
4190	Sundry	95,111.00	1,432.00	71,333.25	42,242.00	44.00%
4210	Ten Serv Salaries	0.00	0.00	0.00	0.00	
4220	Ten Serv Recreation	0.00	0.00	0.00	0.00	
4230	Ten Serv Contract Costs	44,883.00	466.00	33,662.25	22,415.00	50.00%
4310	Water	7,524.00	1,114.00	5,643.00	6,218.00	83.00%
4320	Electricity	27,096.00	2,244.00	20,322.00	20,156.00	74.00%
4330	Gas	11,136.00	390.00	8,352.00	5,454.00	49.00%
4390	Sewer	5,911.00	562.00	4,433.25	3,986.00	67.00%
4390	Garbage	22,852.00	1,981.00	17,139.00	17,983.00	79.00%
4410	Labor - Maintenance	95,635.00	9,960.00	71,726.25	117,123.00	122.00%
4420	Material - Maintenance	149,713.00	9,224.00	112,284.75	43,302.00	29.00%
4430	Contract - Maintenance	293,819.00	39,065.00	220,364.25	303,246.00	103.00%
4510	Insurance	98,838.00	6,579.00	74,128.50	60,792.00	62.00%
4520	PILOT	22,600.00	0.00	16,950.00	0.00	0.00%
4530	Terminal leave payments	0.00	0.00	0.00	0.00	
4540	Benefits	120,123.00	1,841.00	90,092.25	78,748.00	66.00%
4570	Collection losses	17,975.00	0.00	13,481.25	0.00	0.00%
4590	Other general expenses	16,090.00	3,910.00	12,067.50	25,554.00	159.00%
4610	Extraordinary maintenance	0.00	0.00	0.00	0.00	
4620	Casualty losses-capitalized-net	85,000.00	0.00	63,750.00	0.00	0.00%
	Interest Expense	0.00	0.00	0.00	0.00	
	Compensated Absences	0.00	0.00	0.00	0.00	
6120	FSS Escrow				0.00	
	Allocated Overhead	241,334.00	16,225.00	181,000.50	237,436.00	98.00%
		0.00				
	Total Expenses	1,608,972.00	111,880.00	1,206,729.00	1,154,886.00	72.00%
	Net Income/(Loss)	(31,312.00)	10,691.00	(23,484.00)	19,399.00	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
OJ Hurd Homes
June 30, 2025
Income & Expense Report

75.00%

Account Number	Account Description	Program Budget	June 30, 2025 Total	Budget Y-T-D	Total Y-T-D	% Expended
3110	Dwelling rental	103,635.00	8,667.00	77,726.25	76,488.00	74.00%
3120	Excess utilities	0.00	0.00	0.00	0.00	
3610	Interest	0.00	0.00	0.00	0.00	
3690	Other income	2,624.00	125.00	1,968.00	2,500.00	95.00%
	Transfer from Operations	75,583.00	8,000.00	56,687.25	64,000.00	85.00%
8020	Subsidy	165,363.00	14,957.00	124,022.25	128,130.00	77.00%
Total Revenues		347,205.00	31,749.00	260,403.75	271,118.00	78.00%
4110	Administrative salaries	45,266.00	3,102.00	33,949.50	31,299.00	69.00%
4130	Legal expense	0.00	0.00	0.00	0.00	
4140	Staff Training & Travel	1,000.00	0.00	750.00	0.00	0.00%
4170	Accounting and auditing fees	1,333.00	0.00	999.75	0.00	0.00%
4190	Sundry	12,204.00	304.00	9,153.00	2,602.00	21.00%
4210	Ten Serv Salaries	0.00	0.00	0.00	0.00	
4220	Ten Serv Recreation	0.00	0.00	0.00	0.00	
4230	Ten Serv Contract Costs	696.00	0.00	522.00	0.00	0.00%
4310	Water	2,256.00	48.00	1,692.00	629.00	28.00%
4320	Electricity	8,509.00	507.00	6,381.75	4,564.00	54.00%
4330	Gas	1,077.00	0.00	807.75	818.00	76.00%
4390	Sewer	853.00	23.00	639.75	400.00	47.00%
4390	Garbage	3,885.00	17.00	2,913.75	298.00	8.00%
4410	Labor - Maintenance	23,269.00	2,381.00	17,451.75	27,916.00	120.00%
4420	Material - Maintenance	13,333.00	2,911.00	9,999.75	15,277.00	115.00%
4430	Contract - Maintenance	125,790.00	13,327.00	94,342.50	64,491.00	51.00%
4510	Insurance	18,432.00	3,658.00	13,824.00	5,942.00	32.00%
4520	PILOT	10,667.00	0.00	8,000.25	0.00	0.00%
4530	Terminal leave payments	0.00	0.00	0.00	0.00	
4540	Benefits	23,954.00	420.00	17,965.50	28,181.00	118.00%
4570	Collection losses	9,327.00	0.00	6,995.25	0.00	0.00%
4590	Other general expenses	8,783.00	924.00	6,587.25	6,044.00	69.00%
4610	Extraordinary maintenance	0.00	0.00	0.00	0.00	
4620	Casualty losses-capitalized-net	6,000.00	0.00	4,500.00	0.00	0.00%
	Interest Expense	0.00	0.00	0.00	0.00	
	Compensated Absences	0.00	0.00	0.00	0.00	
	Allocated Overhead	57,078.00	3,839.00	42,808.50	56,182.00	98.00%
		0.00				
Total Expenses		373,712.00	31,461.00	280,284.00	244,643.00	65.00%
Net Income/(Loss)		(26,507.00)	288.00	(19,880.25)	26,475.00	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
OJ Hurd Homes
June 30, 2025
Income & Expense Report

Account Number	Account Description	Program Budget	Monthly Budget	Actual Month Total	75.00%	Budget Y-T-D	Prior Month YTD	Current Month YTD	% Expended
					% Expended				
3110	Dwelling rental	103,635.00	8,636.25	8,667.00	100.00%	77,726.25	67,821.00	76,488.00	74.00%
3120	Excess utilities		0.00	0.00		0.00			
3610	Interest	0.00	0.00	0.00		0.00			
3690	Other income	2,624.00	218.67	125.00	57.00%	1,968.00	2,375.00	2,500.00	95.00%
	Transfer from Operations	75,583.00	6,298.58	8,000.00	127.00%	56,687.25	56,000.00	64,000.00	85.00%
8020	Subsidy	165,363.00	13,780.25	14,957.00	109.00%	124,022.25	113,173.00	128,130.00	77.00%
Total Revenues		347,205.00	28,933.75	31,749.00	110.00%	260,403.75	239,369.00	271,118.00	78.00%
4110	Administrative salaries	45,266.00	3,772.17	3,102.00	82.00%	33,949.50	28,197.00	31,299.00	69.00%
4130	Legal expense	0.00	0.00	0.00		0.00			
4140	Staff Training & Travel	1,000.00	83.33	0.00	0.00%	750.00			0.00%
4170	Accounting and auditing fe	1,333.00	111.08	0.00	0.00%	999.75			0.00%
4190	Sundry	12,204.00	1,017.00	304.00	30.00%	9,153.00	2,298.00	2,602.00	21.00%
4210	Ten Serv Salaries	0.00	0.00	0.00		0.00			
4220	Ten Serv Recreation	0.00	0.00	0.00		0.00			
4230	Ten Serv Contract Costs	696.00	58.00	0.00	0.00%	522.00			0.00%
4310	Water	2,256.00	188.00	48.00	26.00%	1,692.00	581.00	629.00	28.00%
4320	Electricity	8,509.00	709.08	507.00	72.00%	6,381.75	4,057.00	4,564.00	54.00%
4330	Gas	1,077.00	89.75	0.00	0.00%	807.75	818.00	818.00	76.00%
4390	Sewer	853.00	71.08	23.00	32.00%	639.75	377.00	400.00	47.00%
4390	Garbage	3,885.00	323.75	17.00	5.00%	2,913.75	281.00	298.00	8.00%
4410	Labor - Maintenance	23,269.00	1,939.08	2,381.00	123.00%	17,451.75	25,535.00	27,916.00	120.00%
4420	Material	13,333.00	1,111.08	2,911.00	262.00%	9,999.75	12,366.00	15,277.00	115.00%
4430	Contract	125,790.00	10,482.50	13,327.00	127.00%	94,342.50	51,164.00	64,491.00	51.00%
4510	Insurance	18,432.00	1,536.00	3,658.00	238.00%	13,824.00	27,890.00	31,548.00	171.00%
4520	PILOT	10,667.00	888.92	0.00	0.00%	8,000.25			0.00%
4530	Terminal leave payments	0.00	0.00	0.00		0.00			
4540	Benefits	23,954.00	1,996.17	420.00	21.00%	17,965.50	27,761.00	28,181.00	118.00%
4570	Collection losses	9,327.00	777.25	0.00	0.00%	6,995.25	0.00	0.00	0.00%
4590	Other general expenses	8,783.00	731.92	924.00	126.00%	6,587.25	5,120.00	6,044.00	69.00%
4610	Extraordinary maintenance	0.00	0.00	0.00		0.00			
4620	Additional Budget Request	6,000.00	500.00	0.00	0.00%	4,500.00			0.00%
	Interest Expense	0.00	0.00	0.00		0.00			
	FSS Escrow	0.00	0.00	0.00		0.00			
6120	G/L Disposition of NonExp	0.00	0.00	0.00		0.00			
			0.00	0.00		0.00			
	Allocated Overhead	57,078.00	4,756.50	3,839.00	81.00%	42,808.50	52,343.00	56,182.00	98.00%
Total Expenses		373,712.00	31,142.67	31,461.00	12.25	280,284.00	238,788.00	270,249.00	72.00%
Net Income/(Loss)		(26,507.00)	(2,208.92)	288.00		(19,880.25)	581.00	869.00	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
OJ Hurd Homes
June 30, 2025
Sundry Detail

		Prior Period	Current Month	Y-T-D Amount
4180.1	Cellular	339.00	0.00	339.00
4190.0	Misc		0.00	
4190.01	Telephone		0.00	
4190.02	Postage		0.00	
4190.03	Copier Costs		0.00	
4190.04	Memberships, Fees & Subscriptions		0.00	
4190.05	Office Supplies	205.00	0.00	205.00
4190.07	Office Rent		0.00	
4190.09	Advertising - Newspaper/TV		0.00	
4190.08	Housing Forms		0.00	
4190.12	Background Check/Credit Reports		0.00	
4190.13	Misc. Software/Hardware	1,754.00	304.00	2,058.00
4190.14	Relocation Costs		0.00	
4190.15	Sundry - Contract Costs		0.00	
4190.17	Prof Services - Contracts		0.00	
	Subtotal	2,298.00	304.00	2,602.00

**Housing Authority City of East Point
Unit Count/Administrative Fee Analysis
Fiscal Year 2025**

	Total Leased per month	Projected Leasing Levels	Administrative Fee Funding
October	474	505	48,842.43
November	474	505	48,842.43
December	474	505	48,842.43
January	478	555	50,270.16
February	486	555	51,111.50
March	478	555	50,270.16
April	476	555	50,059.83
May	473	555	49,744.32
June	472	555	49,639.15
July		555	0.00
August		555	0.00
September		555	0.00
Total	4,285	6,510	447,622
(Over)/Under			
	2,225		

Housing Authority City of East Point
Housing Choice Voucher Financial Statements
October 2024 thru June 2025

3300	Fraud Income		5,471	
3300	Portable Admin Fees		105,397	
	FSS Admin Earned		0	
3400	Admin Earned		447,622	
3690	Other Income		24	
3610	Interest Income		27	
	Total Income			558,541
4110	Admin Salaries		171,151	
4130	Legal Expense		5,616	
4150	Travel/Training		5,044	
4170	Temporary Labor		0	
4171	Audit Fees		0	
4190	Sundry		19,959	
4210	FSS Salary & Benefits		0	
4230	Resident Service Cc		1,536	
4300	Utilities		0	
4420	Maint Materials		0	
4430	Maint Contracts		39,355	
4510	Insurance Exp		22,418	
4530	Terminal Leave		0	
4540	Emp Benefits		78,718	
	Additional Budget Requests		0	
4590	General Exp		18,663	
4000	Allocated Costs Overhead		185,318	
	Total Expenses			547,778
	Current FY Net Income/(Loss)			10,763

**Housing Authority City of East Point
Funds Provided by HUD - Voucher Analysis (RNP)
October 2024 thru June 2025**

	HAP/UAP Funds			
8026	Provided YTD		3,978,947	
4715	HAP/UAP		3,839,559	
	Reserved for HAP - current year			139,388
	Fiscal Year End RNP as of 9/30/24 Audited			59,668
	Projected Restricted Net Position (RNP)			199,056

**Housing Authority City of East Point
Housing Choice Voucher Unrestricted Net Assets (UNP)
October 2024 thru June 2025**

3000	Administrative Income YTD		558,541	
4000	Administrative Expenses YTD		547,778	
	Reserved for Admin Expenses - current year			10,763
	Fiscal Year End UNP as of 9/30/24 Audited			749,367
	Projected Unrestricted Net Position (UNP)			760,130

Housing Authority City of East Point
Housing Choice Voucher Financial Statements
October 2024 thru June 2025

75.00%

		Annual Budget	YTD Budget	Actual	Budget to Actual Diff	% of Budget Expended
3300	Fraud Income	8,750	6,563	5,471	(1,092)	62.52%
3300	Portable Admin Fees	212,483	159,362	105,397	(53,965)	49.60%
3400	Admin Earned	445,000	333,750	447,622	113,872	100.59%
3690	Other Income	68,560	51,420	24	(51,396)	0.04%
3690	FSS Admin Earned	87,500	65,625		(65,625)	0.00%
3610	Interest Income	25	19	27	8	108.00%
	Total Income	822,318	616,739	558,541	(58,198)	67.92%
4110	Admin Salaries	183,588	137,691	171,151	33,460	93.23%
4130	Legal Expense	2,000	1,500	5,616	4,116	0.00%
4150	Travel/Training	25,735	19,301	5,044	(14,257)	0.00%
4170	Temporary labor	-	-	-	-	0.00%
4171	Audit Fees	4,500	3,375	-	(3,375)	0.00%
4190	Sundry	38,080	28,560	19,959	(8,601)	52.41%
4230	Resident Service CC	62,120	46,590	1,536	(45,054)	2.47%
4300	Utilities	-	-	-	-	0.00%
4420	Maint Materials	-	-	-	-	0.00%
4430	Contracts Costs	28,518	21,389	39,355	17,967	138.00%
4510	Insurance Exp	25,433	19,075	22,418	3,343	88.15%
4530	Terminal Leave	-	-	-	-	0.00%
4540	Emp Benefits	64,167	48,125	78,718	30,593	122.68%
4590	General Exp	10,219	7,664	18,663	10,999	182.63%
9999	Additional Budget Requ	-	-	-	-	0.00%
4000	Allocated Cost Overhea	217,808	163,356	185,318	21,962	85.08%
	Total Expenses	662,168	496,626	547,778	51,152	82.72%
	Net Income/(Loss)	160,150	120,113	10,763	(109,350)	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Section 8 Voucher
October 2024 thru June 2025
Sundry Detail

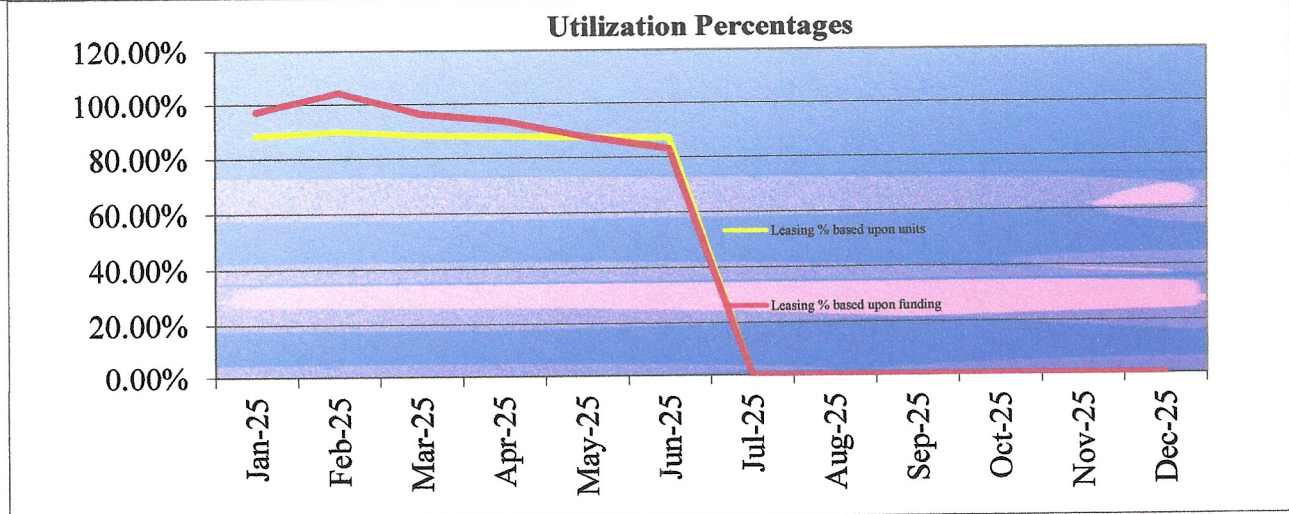
		Prior Period	Current Month	Y-T-D Amount
4180.10	Cellular	367.00	53.00	420.00
4170.00	Accounting Fee		0.00	
4190.00	Misc	150.00	0.00	150.00
4190.01	Telephone		0.00	
4190.02	Postage	800.00	194.00	994.00
4190.03	Copier Costs		0.00	
4190.04	Memberships, Fees & Subscriptions	300.00	0.00	300.00
4190.05	Office Supplies	1,413.00	635.00	2,048.00
4190.07	Office Rent		0.00	
4190.51	Office Furniture		0.00	
4190.09	Advertising - Newspaper/TV		0.00	
4190.12	Background Check/Credit Reports	12,604.00	437.00	13,041.00
4190.13	Misc. Software/Hardware	2,000.00	0.00	2,000.00
4190.15	Sundry - Contract Costs		0.00	
4190.17	Prof Services - Contracts	1,006.00	0.00	1,006.00
	Subtotal	18,640.00	1,319.00	19,959.00

	VMS 4/30/2025		
RNP	199,056.00		
UNP	749,367.00		
		4/30/2025	3/31/2025
Monthly Exp	169,214.00	547,778.00	378,564.00

East Point Housing Authority
HCV Leasing Data: thru June 2025
HA Num:
GA078

	Unit Months Available	Unit Months Leased	Leasing % based upon units	HAP Funding Allocated (Annual Budget Authority)	HAP Expenses Paid	Leasing % based upon funding	Per Unit HAP
Jan-25	542	478	88.19%	426,608	\$ 414,033	97.05%	\$ 866.18
Feb-25	542	486	89.67%	426,608	\$ 444,849	104.28%	\$ 915.33
Mar-25	542	478	88.19%	448,033	\$ 430,631	96.12%	\$ 900.90
Apr-25	542	476	87.82%	448,033	\$ 419,046	93.53%	\$ 880.35
May-25	542	473	87.27%	479,103	\$ 418,257	87.30%	\$ 884.26
Jun-25	542	472	87.08%	558,819	\$ 463,729	82.98%	\$ 982.48
Jul-25	542		0.00%		\$ -		
Aug-25	542		0.00%		\$ -		
Sep-25	542		0.00%		\$ -		
Oct-25	542		0.00%		\$ -		
Nov-25	542		0.00%		\$ -		
Dec-25	542		0.00%		\$ -		

YTD	6,504	2,863	44.02%	\$ 2,787,204	\$ 2,590,545	92.94%	\$ 904.84
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NRP as of 1/1/2025:	\$ 2,397
HAP Funding YTD:	\$ 2,787,204
HAP Expenditures YTD:	\$ 2,590,545
HAP Revenue (Fraud, FSS Forfeits) YTD:	
Current Remaining NRP	\$ 199,056

Current Monthly Funding (a)	\$ 2,787,204
Current Average HAP Payment (b)	\$ 905
# of Units the Current Monthly Funding Would Support (a)/(b)	3,080
# of Units Currently Leased	2,863
Excess Units Leased, Current Month	(217)

Current Year-to-Date Funding (a)	\$ 2,787,204
Current Year-to-Date Average HAP Payment (b)	\$ 905
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	3,080
# of Unit-Mos Leased Year-to-Date	2,863
Excess Unit-Mos Leased, Year-to-Date	(217)

Estimate of Next Year's Funding:	
YTD HAP Expenses	\$ 2,590,545
Number of Months	6
Monthly Average	\$431,758
Estimated 2023 Monthly Funding at 100%	\$431,758
Number of Vouchers Supported at 100%	477
Estimated 2023 Monthly Funding at 97%	\$418,805
Number of Vouchers Supported at 97%	463

	HAP	Port Ins	Total
October	479,230.40	222,319.00	256,911.40
November	468,151.65	208,670.00	259,481.65
December	491,431.60	228,330.00	263,101.60
January	485,119.60	223,267.00	261,852.60
February	482,906.20	210,244.00	272,662.20
March	469,263.00	213,992.00	255,271.00
April	470,146.22	199,888.00	270,258.22
May	480,901.62	200,349.00	280,552.62
June	470,172.62	196,221.00	273,951.62
July	484,514.65	202,709.00	281,805.65
August	483,484.63	210,049.00	273,435.63
September			
Total			2,949,284.19

This updated ACOP complies with the final rule implementing sections 102, 103, and 104 of the Housing Opportunity through the Modernization Act of 2016 (HOTMA) (P.L. 114-201).

Admissions and Continued Occupancy Policy ACOPS should be updated annually to reflect HUD and Housing Authority rules changes.

Our ACOP was last updated in 2003

Taking Applications

Applications will be accepted only on the authority's website. Unless an applicant requests reasonable accommodation.

Definition of Family

A family includes a wide range of people, regardless of their sexual orientation, gender identity, or marital status. This includes a single person, who may be elderly, displaced, disabled, near-elderly, or simply any single individual.

It also includes youth between the ages of 18 and 24 who are otherwise eligible, have left foster care or are about to leave foster care within 90 days under a proper transition plan that complies with the Social Security Act and those who are homeless or at risk of becoming homeless at age 16 or older.

Asset Eligibility

Effective January 1, 2024, PHA will deny applicant families whose net assets exceed \$100,000 (adjusted annually by HUD for inflation) and/ or the family owns a home that they have the legal right to live in and sell, and the property is suitable for the family to live in.

Families have the chance to fix the noncompliance within six (6) months. Failure to do so will result in termination.

Signing Consent Forms

Effective January 1, 2024, any family member who is required to sign a consent form fails to do so, the PHA will deny admission to applicants.

Family members who turn 18 years of age must sign Form HUD 9886-A at the next annual reexamination.

Families have the right to revoke the HUD Form 9886-A (consent form) to PHA; however, revoking this consent form and refusing to sign a new consent form (HUD Form 9886-A) can result in termination or denial of assistance.

Denial for Criminal Activity

PHA will deny any application where a household member has been convicted of any criminal activity within five (5) years of the date of an application being selected.

The PHA may deny applications where evidence of criminal activity has been provided which did not result in a conviction.

For criminal activity more than five (5) years from the date of application selection, the PHA will consider the nature of the crime, and may deny the application for serious criminal behavior.

Security Deposit

We are increasing our security deposit from \$150.00 to \$200.00. A minimum of \$100.00 is due to the lease signing, with the remaining \$100.00 due, the first full month after the initial occupancy.

Household Allowances and Expenses

\$525.00 for any elderly family or disabled family (adjusted annually for inflation). This is an increase from \$400.00

Health and Medical Financial Hardship Exception

To receive hardship relief (Phased-In Relief), the family must have received a deduction from annual income because their sum of expenses exceeded 3 percent of annual income as of January 1, 2024.

Self-Sufficiency Incentives | Earned Income Disallowance

Effective January 1, 2024, new PHA residents and current residents not currently participating will not be eligible for Earned Income Disallowance.

Verifications and Use of EIV

Effective January 1, 2024, upon implementation of HOTMA and subject to applicable HUD regulations and guidelines, the PHA is required to use HUD's Enterprise Income Verification (EIV) system and the Income Validation Tool (IVT) in its entirety as a third-party source to verify employment and income information for annual reexamination, and to reduce administrative subsidy payment errors in accordance with HUD administrative guidance [24 CFR § 5.233(a)(2)(i)].

Asset Verification

The PHA must verify all assets in excess of \$50,000.

Income Determinations and Safe Harbor Verification

For new residents, income will be determined based on income anticipated to be received in the next 12 months.

The PHA will determine the income of the family for the previous 12-month period and use this amount as the household income for recertification and;

In determining the income of the family for the previous 12-month period, the PHA will take into consideration any redetermination of income during the previous 12-month period resulting from an interim recertification.

The PHA will make adjustments to reflect current income if there was a change in income during the previous 12-month period that was not accounted for in a redetermination of income.

De Minimis Errors

The PHA will not be considered out of compliance with HUD requirements due to de minimis errors in calculating family income. A de minimis error is an error where the PHA determination of family income deviates from the correct income determination by no more than \$30 per month in monthly adjusted income (\$360 in annual adjusted income) per family.

Income and Household Composition Changes

Effective January 1, 2024, EIV is no longer required to verify a resident's employment and income information during an interim recertification. **EPHA will not utilize EIV for all interim re-certifications.**

Interim Reexamination

PHA will conduct an interim reexamination of family income when they become aware that the family's annual adjusted income has changed by an amount that would result in an estimated increase of ten (10) percent or more, in annual adjusted income or another amount established through a HUD notice. PHA will consider any increases in earned income when estimating or calculating whether the family's adjusted income has increased.

Currently we perform an interim reexamination regardless of the amount of the increase. This will decrease the administrative burden of processing multiple interims for small increases.

Sporadic Income Households

Effective January 1, 2024, upon implementation of the HOTMA Final Rule and subject to applicable HUD guidance, a seasonal worker is an individual who is hired into a short-term position and the employment begins about the same time each year (such as summer or winter). Typically, the individual is hired to address seasonal demands that arise for a specific employer or industry.

Restrictions on Zero Income for More than 6 Months

If the household has an income of \$0.00 total for a period of six (6) months and cannot account for how their household expenses are paid, then the PHA will seek to terminate the household's lease and occupancy.

Repayment Agreements

If the resident owes more than \$4000, EPHA will automatically send the family a proposed termination notice. The most EPHA will agree to set up a payment plan is \$9000, unless a court, hearing officer, or the Executive Director says otherwise.

Usually, the PHA won't make a payment agreement if the family already has one, if the PHA finds out the resident has committed fraud, or if the resident has defaulted before on a previous plan.

If the resident fails to make a payment during the repayment plan, breaking the agreement, the entire amount owed becomes due in 10 days.

Income Exclusions

All assistance under the Higher Education Act (HEA) or the Bureau of Indian Affairs Student assistance program (BIA), even amounts in excess of actual covered costs of the student, are excluded from income.

Other assistance, such as scholarships or grants not covered under HEA or BIA; the amount of assistance that is in excess of actual covered costs of the student are included in annual income.

Rent Due Dates

Rent is due on or before the first (1st) day of each month and is delinquent if not paid by the close of business on the 10th of the month. Currently rent is due on the 1st and late on the 6th business day.

Pet Policy

Small turtles are now allowed. Turtles were previously not allowed. We have received multiple requests from residents to allow turtles.

Government Shutdown Begins Today

Parties Remain Divided on Healthcare Funding Issues

At midnight on October 1, the federal government began a complete shutdown. This marks the first complete government shutdown since late 2018, when appropriations lapsed from December 22, 2018, until January 25, 2019. That 35-day shutdown was the longest one the U.S. has ever experienced.

Members should continue normal operations during the shutdown. HAs may consider reaching out to key partners—such as Housing Choice Voucher landlords—to assure them that normal operations will continue for the time being. Members with questions about the impact of the shutdown should contact: policy@phada.org.

How We Got Here

As in many recent years, the FY 26 appropriations process has proven contentious. In May, the Administration released its budget request, which proposed deep cuts to HUD programs and a poorly conceived plan to block grant affordable housing funding to the states.

In July, both the House and Senate released their respective Transportation, HUD, and Related Agencies (T-HUD) appropriations bills. While neither chamber included the President's deep cuts in their T-HUD bills, both the House and Senate proposed unsustainable cuts to public housing funding. The House also proposed flat voucher renewal funding—which, given rental inflation, would result in currently-assisted families losing assistance.

Similar to past years, Congress was unable to pass all 12 appropriations bills before the end of the fiscal year, thus necessitating a Continuing Resolution (CR) to keep the government funded. On September 19, 2025, the Republican-led House narrowly passed a CR, which was then blocked by Democrats in the Senate. If enacted, the CR would maintain level funding for HUD programs while also allowing the Department to repurpose unobligated voucher admin fees, special purpose vouchers, and tenant protection voucher funding to address voucher shortfalls.

Shutdown May Be Lengthy

As of press time, it appears that the shutdown may be lengthy. Democrats have objected to Republicans not negotiating with them when writing the CR, and are also pushing to extend subsidies on Affordable Care Act health plans. Republicans have countered that they will only negotiate extending those subsidies when the government is open. As of press time, the parties are not publicly negotiating to break this impasse.

Of course, developments are fast-moving, and it is possible that the parties could come to an agreement to reopen the government sooner rather than later. PHADA staff have communicated with Congressional offices from both parties about the negative impacts of a shutdown on affordable housing programs. The Association also encourages members to contact their representatives about the negative impacts of a protracted shutdown.

HAs Should Have Sufficient Funding Through Mid-November

HUD staff have assured PHADA that agencies should have sufficient public housing and Housing Choice Voucher operating funding to ensure normal operations through mid-November. The Association understands that Field Office staff have been working with HAs in shortfall to avoid any current voucher families losing assistance.

Late on September 30, HUD published its [shutdown contingency plan](#). That plan outlines which staff are required to work during the shutdown to ensure continued operations. It also discusses which Departmental activities will continue during the shutdown. As in prior shutdowns, the contingency plan notes that HUD will keep open eLOCCs and HUDCAPS to ensure that HAs can access obligated public housing and voucher funding.

PHADA understands that, should the Administration proceed with its proposed "Reductions in Force" layoffs that would coincide with a shutdown, HUD staff administering the public housing, HCV, and Multifamily programs are unlikely to be impacted. As of press time, the Department has not publicly commented on what, if any, Reductions in Force will occur during the shutdown.

While Republicans and Democrats are currently at an impasse on reopening the government, an agreement may come quickly. PHADA will continue to keep members updated regarding the latest on HUD funding through social media, eBlasts, and the *Advocate*.