



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

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

November 18, 2025

To: The Board of Commissioners of the Housing Authority of the City of East Point, GA (EPHA)
& the East Point Community and Economic Development Corporation, Inc (EPCEDC)

From: Michael Spann, Executive Director

Re: November 20, 2025 EPHA Annual and Regular Board Meeting & EPCEDC Board Meeting

Dear Commissioners:

The annual and regular board meeting(s) of the EPHA Board of Commissioners of the Authority and EPCEDC will be held Thursday, November 20, 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 EPHA and EPCEDC regular meetings will immediately follow. Included with this communication are the agendas and board packets for the meeting.

I look forward to seeing you on Thursday!

Sincerely,

Michael Spann
Secretary, Board of Commissioners
Executive Director



THE HOUSING AUTHORITY OF THE CITY
OF EAST POINT, GEORGIA

ANNUAL MEETING AGENDA

November 20, 2025

1.

Call to Order/Roll Call

2.

Motion to adopt the Agenda for the November 20, 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

November 20, 2025

**Regular Meeting of the Board of Commissioners of the
Housing Authority of the City of East Point, GA**

6:00 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 November 20, 2025 Regular Board Meeting

3. Old Business

3.1 Motion to approve minutes of October 28, 2025 Regular Board Meeting

Comment: Minutes of the October 28, 2025 Regular Board Meeting will be distributed prior to board meeting.

3.2 Public Housing Update

Comment: Mr. Spann will provide an update as it relates to Martel and Hurd Homes property.

Receive comments from Mr. Spann

3.3 Aya Tower Property Update

Comment: Mr. Spann will provide an update as it relates to the Aya Tower property.

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

3.4 Hillcrest Homes Update

Comment: Mr. Spann will provide an update as it relates to Hillcrest Homes.

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

3.5 East Point Community & Economic Development Corporation (EPCEDC) Update

Comment: Mr. Spann will provide an update as it relates to EPCEDC.

Receive comments from Mr. Spann and/or Mrs. Furin

3.6 Norman Berry Village (NBV) Update

Comment: Mr. Spann will provide an update on Norman Berry Village.

Receive comments from Mr. Spann and/or Mrs. Furin

4. New Business

4.1 Solicitation of Public Comment

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

4.2 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 October 2025, and Financials for the month of August 2025. All reports were previously distributed with the board package.

Receive comments from Mr. Spann

4.3 Staff request approval to review, and filter bid submittals for Request for Vacant Unit Preparation Services (RFP) No. 2025-11-01, Authorizing the Executive Director to award, negotiate and execute documents related to the services needed

Comment: Staff issued a (RFP) No. 2025-11-01 for Vacant Unit Prep Services on November 3, 2025. Submittal deadline is December 4, 2025. It has been the custom of the board of commissioners to forego December board meetings. It would be beneficial to the Housing Authority for the contract to commence on January 1, 2026. Staff request approval for the Executive Director to award the bid to the most responsible contractor who demonstrates the

necessary financial resources, technical skills, satisfactory performance records, and integrity to perform under the contract terms.

Receive comments from Mr. Spann

4.4 Approve Resolution 25-11-02 for the submission of the 2025 SEMAP reports to HUD

Comment: Annually, both the Public Housing program and Housing Choice Voucher program must submit Section Eight Management Assessment Program (SEMAP) reports to HUD. SEMAP measures the performance of the public housing agencies (PHAs) that administer the Housing Choice Voucher program in 14 key areas. SEMAP helps HUD target monitoring and assistance to PHA programs that need the most improvement. The above-mentioned reports are prepared from the annual accumulated data for programs and are transmitted electronically to HUD.

Receive comments from Mr. Spann

4.5 Approve Resolution No. 25-11-03 adopting the revised Utility Allowance Schedules for the Public Housing and Housing Choice Voucher Program effective January 1, 2025

Comment: Program utility allowance surveys are done annually to determine if a 10% rise in utility costs to tenants has occurred. Since the utility category has changed for Public Housing and Housing Choice Voucher by at least 10%, the HUD register does require an update. The Utility Allowance Schedules must be updated and adopted.

Receive comments from Mr. Spann and/or Ms. Ariana Wilkins

4.6 Approve Resolution No.25-11-04 Housing Authority of the City of East Point, Georgia (Delowe Village)

Comment: Delowe Village Project, 2360 Delowe Dr, East Point, GA

Receive comments from Mr. Spann and/or Mrs. Garlan Furin

4.7 Annual Agency Report

Comment: Review agency's accomplishments for FY 2025; employee incentives for FY 2025

Receive comments from Mr. Spann

4.8 Motion to enter into Executive Session

4.9 Motion to reconvene in Open Public Session

4.10 Motion to Adjourn

DRAFT

Housing Authority of the City of East Point, Georgia

Regular Meeting

October 28, 2025

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, October 28, 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.

Mr. Frazier called the meeting to order at 5:37 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. Brendan Barr and Thomas Danneman from One Street Residential, and Audrea Rease from Star-C Programs, were also present.

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

Mr. Jones arrive, and Mr. Frazier turned the meeting over to him at 5:39 PM.

Upon motion of Mr. Calloway, seconded by Ms. Jackson, the Board voted unanimously to adopt the Agenda, with one change: to move Items 6.3 and 6.4 up before Old Business, to ensure there is a quorum present for the votes.

Mr. Spann introduced Brendan Barr (Managing Partner, Development) and Thomas Danneman (Development Manager), from One Street Residential. Mr. Barr stated that the redevelopment financing for Norman Berry Village closed on October 23, 2025, and their staff is very pleased to be partnering with the Housing Authority to redevelop this affordable senior housing community. Mr. Danneman stated that the General Contractor was ready to go, so they have begun work, and are renovating the units in pods, with the first pod target completion date after Thanksgiving, and the entire renovation done within 1 year. Mr. Barr discussed the Relocation Specialist consultant they have hired, in addition to their Property Manager and Maintenance Manager, and the previous meetings with residents regarding relocation (90 days, 30 days, and 2 week notices were provided, and OSR is providing assistance with transferring utilities and packing, including costs). Mr. Barr discussed that each unit will be renovated, in addition to the roof, windows, common areas, leasing office, and grounds. The Housing Authority received development fees at closing. Mr. Barr also discussed the potential to redevelop Hurd Homes and/or Martel Homes in the next round of competitive tax credit financing. The Board generally discussed if East Point would waive or refund utility deposits, and asked questions regarding the renovation. Mr. Danneman and Mr. Barr discussed the plans to overlap the unit renovation pods, and for resident safety during the process. Dr. Lovett raised the idea of potential youth training/apprentice programs during this process, and Mr. Barr stated that should definitely be explored. Mr. Barr and Mr. Danneman left the meeting at 5:53PM.

DRAFT

Mr. Spann introduced Audrea Reese, Executive Director of Star-C Programs. Ms. Reese provided information on her background and a Power Point presentation on the different programs that Star-C supports and offers. The main goal of Star-C is to stabilize families in their homes, with a focus on the benefit that children receive from that stability – they currently provide After School programs in various neighborhoods in metro Atlanta, and provided the elementary age summer program and After School program in Martel Homes now for the Housing Authority. However, they are always seeking funding, as a nonprofit entity. The Board generally discussed the pending Delowe Village renovation as a potential location, and Ms. Reese is familiar with ANDP.

The Board moved to Item 6.3 on the Agenda, the required changes to the Admissions and Continued Occupancy Policy (ACOP) that governs Public Housing. Ms. Wilkins stated that the ACOP has not been updated since 2003, so we have to comply with federal changes, and made some internal changes based on our experience. Mr. Spann and Ms. Wilkins discussed the summary of the required changes to the ACOP, including: 18 year old family members now have to report income, to be included in the family income amount; having 0 income for 6 months would trigger termination; increased Security Deposits and Household Allowance amount, exclusive use of HUD's Enterprise Income Verification system (EIV) for annual recertifications, extended Late Rent date to 10th of the month, and revised Repayment Agreement provisions. Dr. Lovett asked questions regarding whether this provides a disincentive to work, and Ms. Jackson and Mr. Spann reminded the Board that if a resident enrolls in the FSS program, the HA matches their income in their escrow account. The Board discussed the advantages of the FSS program, and the possible reasons why residents do not enroll. Dr. Lovett asked if this governed the properties we own with development partners, and how those properties can be better managed. Mr. Spann stated that the complaints often are not based on the residents, but on their guests' actions, in public housing and at the other entities. On motion of Dr. Lovett, seconded by Ms. Jackson, the Board voted unanimously to approve Resolution 2025-10-01, for required updates to the ACOP (Admissions and Continued Occupancy Policy) for Public Housing.

The Board moved to Item 6.4 on the Agenda, approving the Memorandum of Understanding for the Delowe Village renovation transaction. Ms. Furin explained that the Developer does not need a Resolution; only an approval. She discussed the changes made to the MOU, and the basic terms. On motion of Dr. Lovett, seconded by Ms. Jackson, the Board voted unanimously to approve the Delowe Village MOU.

The Board then returned to Item 5.1; Old Business.

On motion of Dr. Lovett, seconded by Ms. Jackson, the Board voted unanimously to approve the minutes of the September 30, 2025 Regular Board meeting.

Mr. Calloway had to leave the meeting at 6:31PM.

Mr. Spann updated the Board on the Martel and Hurd Public Housing properties: The architect recommended demolition of all 3 fire damaged units at Hurd, but the insurance company recommended that 1 unit could be salvaged, so that matter is being resolved. Staff has issued an RFP for a General Contractor to renovate or rebuild these units, with the scope of work to be determined by the insurance adjuster. Staff has received 3 bids for electrical upgrades on the 8 Martel townhomes, and staff are working with the City of East Point inspectors to determine the scope of that work. We had hoped to use the existing electrical panels, but the City has advised the electrical panels must be completely replaced, so that matter is being resolved.

Mr. Spann updated the Board on the Aya Tower property: Wyngate is the Management Company, and we have not received complaints. The building is at 98% occupancy, and we continue to provide a Resident Services Coordinator part time employee at that location, but there are programming challenges because there is a mix of age groups and

DRAFT

most residents are employed, so have different times available.

Mr. Spann updated the Board on the Hillcrest I and II Senior Apartments properties: Dorchester Management (owned by Benoit) has been having operational issues with management of the property. The HACEPG set up the first town hall meeting with residents and East Point City Council, and EPPD, but the second meeting was set up by Dorchester and did not include the HACEPG or City Council. Part of the issues are recruiting and keeping a good maintenance team. Dr. Lovett asked questions regarding our input on management, and the Board generally discussed keeping up visible pressure. Residents have complained to City Council in the past. The Board generally discussed that part of the issues are residents offering unrestricted access to guests or other family members who are not on the lease, which creates security issues also.

Mr. Spann updated the Board on East Point Community & Economic Development Corporation: The Board discussed how to facilitate the job training programs (for example, at NBV), seek grant money, and how to use the HACEPG Social Services Committee to facilitate those goals. Dr. Lovett discussed these ideas to plant the seed for future actions.

There was no Public Comment. The public guest, Brandon Black, Coldwell Banker, left the meeting previously.

Mr. Spann reviewed the financial statement ending July 2025: He called the Board's attention to the recently closed financing of the redevelopment of Norman Berry Village, and the fees earned on behalf of HACEPG/EPCEDC. The Board generally discussed a future planning session regarding use and retainage of those fees, especially in light of the upcoming termination of SNAP benefits and in light of providing leverage for future redevelopment transactions. Mr. Jones stated that some part of Enterprise Funds may be necessary to conduct public relations/media relations on behalf of the HACEPG/EPCEDC, to attract additional resources in the future by showing our success stories. Dr. Lovett discussed the possibility of matching funds, and providing incentives for work training, including the community garden as a resource. Ms. Bussey discussed the termination of SNAP benefits, and the possibility of an emergency provisions closet. Dr. Lovett and Mr. Spann discussed churches in the community that offer food banks and emergency provisions, and Ms. Furin advised that providing monetary support to an existing program (with bulk buying power and a vetting system) should be considered. The Board discussed the number of potential families that rely on SNAP benefits in our communities, and Mr. Spann stated that he could have more specific information at the November Board meeting. The Board generally discussed the amount of money to donate from the Enterprise Fund, for a one time donation. On motion of Ms. Bussey, seconded by Ms. Jackson, the Board voted unanimously to authorize Mr. Spann to make a donation of up to \$15,000.00 to an existing nonprofit entity, to benefit HACEPG public housing residents and address the short term need for food and other items due to the cancellation of SNAP benefits on November 1, 2025.

The Board voted unanimously to hold the Annual Meeting at the November HACEPG Regular meeting, in order to have all Commissioners present.

Mr. Spann stated that the November Agenda will include purchase of new trucks and end of year staff incentives. He stated that HACPEG has recently received 2 grants: the employees voted to purchase fitness watches with the \$1,000.00 Health and Wellness Grant from their insurance company, and to purchase AED devices for all community building spaces with another \$2,500.00 Grant. All staff are certified to use the AED devices.

There was no Executive Session.

On motion of Dr. Lovett, seconded by Ms. Jackson, the Board voted unanimously to adjourn the meeting at 7:27PM.

EAST POINT HOUSING AUTHORITY
STATEMENT OF FINANCIAL POSITION
Oct-25

Public Housing Assets		Oct-25	Sep-25	+/- Prior Month
Public Housing Bank Balance	(1)	263,301	357,633 \$	(94,332)
Line of Credit Control (Capital Fund Program)	(2)	105,588	105,588 \$	-
Line of Credit Control (Operating Fund)	(3)	149,938	241,549 \$	(91,611)
Public Housing Assets		518,827	704,770 \$	(185,943)
Housing Choice Voucher Assets		Oct-25	Sep-25	
Housing Choice Voucher Bank Balance		918,841	855,252 \$	63,589
Total HCV Assets	(4)	918,841	855,252 \$	63,589
Other Assets		Oct-25	Sep-25	
Land Fund (PH)		1,490,705	1,490,705 \$	-
FSS Escrow (HCV & PH)		309,631	309,629 \$	2
PH-FSS/ROSS		39,380	39,380 \$	-
Revolving (pass through only)	(5)	28,126	100,682 \$	(72,556)
Total Other Restricted Assets:		1,867,842	1,940,396 \$	(72,554)
			\$	-
Total Federalized Restricted Assets		3,305,510	3,500,418 \$	(194,908)
Non-Federalized Assets		Oct-25	Sep-25	+/- Prior Month
Enterprise Fund	(6)	5,861,119	1,241,844 \$	4,619,275
Bank OZK (East Point Community & Economic Development)	(7)	97,581	97,581 \$	-
Bank OZK (EPCEDC)	(8)	12,295	8,733 \$	3,562
Bank OZK (Collection II)		3,495	3,495 \$	-
MBS (Multi-Bank Securities-EPHA)	(9)	490,057	489,941 \$	116
NBV 5-Yr PH (monthly subsidy)		\$ 3,037	\$ 3,037	-
Total Unrestricted Assets:	10	6,464,547	1,841,594 \$	4,622,953
Grand Total Net Assets:	(11)	9,770,057	5,342,012 \$	4,428,045

(1) Public Housing bank balance as of October 31, 2025

(2) Electronic Line of Credit Control (ELOCC - Capital Funds) in HUD system as of October 31, 2025

(3) Reflects Operating Fund in ELOCC as of October 31, 2025

(4) Housing Choice Voucher (HCV) bank balance as of October 31, 2025

(5) Revolving Fund balance per bank statement as of October 31, 2025

(6) Enterprise Fund bank balance as of October 31, 2025; \$898.79 10/5/25 Interest Earned-MBS ; \$5,000.00 10/2/25 Vecino Arthaus Bond Group LLC; \$4,407,725.89 10/23/25 Norman Berry Village Sale Proceeds/Redevelopment; \$205,650.00 10/23/25 Norman Berry Village Development Fee

(7) EPCEDC funds at Bank OZK as of October 31, 2025

(8) EPCEDC funds at Bank OZK as of October 31, 2025

(9) EPHA funds at MBS (Multi-Bank Securities) as of October 31, 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 – OCTOBER 2025

DEVELOPMENT

NORMAN BERRY VILLAGE :

Milestones:

- Building permit received: September 18, 2025
- Construction loan closing: October 23, 2025
- Developer Fee payment to EPHA at closing: \$205,650
- **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 (see chart below). EPHA staff is in receipt of audits from Hillcrest I & II as well as Financials through October 2025.
- Listed below is the Hillcrest II Asset Management fee based on 1% of cash collection due to East Point Housing. Per The Benoit Group, fees will be accrued on the book and payable from surplus cash when available.

	Hillcrest II	
	Cash Collections	Mgmt Fee (1%)
2020	-	-
2021	-	-
2022	-	-
2023	107,632.81	1,076.33
2024	1,818,645.18	18,186.45
YTD through 4/30/2025	687,139.96	6,871.40
	2,613,417.95	26,134.18

- **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 November
- **GATEWAY AT EAST POINT:** East Point Housing Authority is 10% owner of Gateway (Norman Berry Dr & Cleveland Ave). FY2024 Cash Flow distribution of \$7,190 paid in June 2025. No updates for this site for October 2025
- **1586 CONNALLY DRIVE (OFF ROAD ATLANTA):** Proposal considerations for site usage underway (Assisted Living). Clean up of building ongoing.
- **DELOWE VILLAGE:** Private Enterprise Agreement review ongoing
- **VECINO ARTHAUS:** Discussion ongoing pending environmental reporting

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	N/A
1354 Gus Thornhill Jr. Dr.	Oct. 2021	Aug. 2025	< 80% AMI	\$1,740		Improved	8/15/2026

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. Anticipated restart of program November 30, 2025.

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 10/31/2025; 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 as of 10/31/2025.

Mount Paran Church

- Mount Paran on site each Tuesday evening for Bible Study; currently averaging 12-15 residents per week

TRAINING

- Staff (6) attended Scotts Accounting and Computer Systems conference in Miramar Beach, Florida October 20-23 2025.
- Staff attended virtual workshop on 'Strategies for Managing Accounts Payables'

HUD NEWS – Government Shutdown Update

Georgia Association of Housing and Redevelopment Authorities (GAHRA) reporting November 13, 2025.

This week, Congress ended the longest government shutdown in history by passing a clean Continuing Resolution (CR) to reopen the government. HUD programs will continue to operate at existing funding levels while lawmakers work toward a longer-term budget agreement for FY 26. The temporary funding bill closely mirrors the clean CR that passed in the House, back in October.

On Monday night, November 10, the Senate passed the CR 60-40 with seven Democrats and one Democratic-leaning Independent joining Republicans to reopen the government at FY 25 funding levels through January 30, 2026. The bill was then sent to the House. Last night, the CR passed the House 222-209, with six Democrats voting for the CR and two Republicans voting against it. President Trump signed the bill yesterday evening at the White House, shortly following the House vote.


The CR allows HUD to use unobligated funds from Tenant Protection Vouchers, Housing Choice Voucher administrative fees, and special purpose vouchers to cover shortfalls under the Housing Choice Voucher Program. The bill also prevents any Reduction in Force (RIF) through January 30, 2026, and reverses the RIFs issued by the Trump Administration during the shutdown.

Negotiations over full-year FY 26 Transportation, Housing, and Urban Development (THUD) funding are ongoing.

PHADA ADVOCATE – November 12, 2025

10-Year Roadmap Group Releases Interim Report

- In late October 2025, the 10 Year Roadmap for Public Housing Sustainability released a report which estimates the cost of preserving the nation's public housing stock at \$169.1 billion, or roughly \$188,000 per unit.
- The report utilizes an innovative methodology that uses construction costs from prior Rental Assistance Demonstration (RAD) conversions and applies those costs to the remaining public housing stock.
- The Roadmap group was convened in June 2024 and includes representatives from industry groups, academia, advocacy organizations, and other stakeholders.
- This report provides limited detail on preservation tools, instead noting that the recently passed reconciliation bill included provisions to expand and strengthen the Low-Income Housing Tax Credit (LIHTC) program.
- The Public Housing Authority Directors Association (PHADA) will continue to advocate for maximum funding and flexibility for HAs to modernize and preserve their public housing portfolio through capital fund grants, RAD, LIHTC, and other preservation tools.

	A	B	C	D	E	F	G	H	I	J	K
1											
2											
3											
4	SUPPLEMENTAL AGENCY REPORTS										
5	FOR THE MONTH AND YEAR ENDING TO DATE OCT 31, 2025										
6											
7	HOUSING CHOICE VOUCHER - SECTION 8										
8	VOUCHER UTILIZATION		Oct-25	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25
9	EPHA VOUCHERS LEASED		376	374	366	356	351	353	356	357	364
10	VASH VOUCHERS		47	46	46	46	46	44	46	44	45
11	PROJECT BASED VOUCHERS(Norman Berry Village)		11	11	10	11	11	11	11	12	12
12	PROJECT BASED VOUCHERS(Hillcrest)		63	63	63	64	64	65	65	65	64
13	TOTAL EPHA VOUCHERS		496	494	485	477	472	473	478	478	486
14	PORTABILITY VOUCHERS		177	175	174	177	173	172	175	175	174
15	TOTAL VOUCHERS ADMINISTERED		673	669	659	654	645	645	658	653	660
16											
17	HOUSING ASSISTANCE (HAP)		\$513,597	\$700,722	\$669,645	\$662,704	\$653,541	\$607,628	\$616,807	\$616,807	\$634,575
18	Total Portability		\$245,327	\$247,645	\$208,062	\$200,954	\$182,023	\$193,827	\$195,696	\$231,527	\$215,134
19	Administration Fees		\$14,284	\$14,947	\$11,960	\$16,121	\$10,651	\$10,977	\$11,817	\$12,178	\$12,372
20											
21	Prepaid Debit Cards-HCV										
22	Utility Assistance Number		112	121	116	117	110	107	106	100	111
23	Utility Assistance Amount		\$15,925	\$17,011	\$15,343	\$15,332	\$14,098	\$14,055	\$13,036	\$14,233	\$15,310
24											
25	Prepaid Debit Cards-VASH										
26	Participants		7	7	7	4	5	6	8	7	7
27	Amount		\$990	\$990	\$981	\$688	\$912	\$1,083	\$1,273	\$1,206	\$1,206
28											
29	CLIENT MANAGEMENT										
30	CLIENT RECERTIFICATIONS		61	57	57	37	40	44	51	52	58
31	VASH MOVE-INS/TRANSFERS		1	0	0	0	0	0	0	0	0
32	HCV INTERIMS PROCESSED		12	13	13	13	15	16	12	15	7
33	HCV INTERIMS PROCESSED (DUE TO COVID-19)		0	0	0	0	0	0	0	0	0
34	UNIT TRANSFERS		7	6	6	10	10	15	13	0	5
35	TOTAL CASES PROCESSED		84	76	76	60	65	75	76	72	70
36											
37	HCV INSPECTIONS										
38	ANNUAL PROPERTY INSPECTIONS		61	58	57	44	40	44	51	52	58
39	INITIAL PROPERTY INSPECTIONS		11	8	10	16	20	18	15	12	8
40	TOTAL INSPECTIONS		72	66	67	60	60	62	66	64	64
41											
42	HCV REPAYMENT AGREEMENTS										
43	CURRENT ACTIVE TENANT AMOUNT OWED		\$420	\$587	\$754	\$910	\$1,077	\$1,244	\$1,567	\$1,734	\$1,901
44	PAYMENTS RECEIVED		\$167	\$167	\$167	\$156	\$167	\$167	\$323	\$167	\$167
45	TOTAL AGREEMENTS OWED		\$253	\$420	\$587	\$754	\$910	\$1,077	\$1,244	\$1,567	\$1,734
46											
47	COMPLIANCE REPAYMENT AGREEMENTS		9	9	0	10	10	10	10	10	11
48	COMPLIANCE REPAYMENT AMOUNTS OWED		\$33,809	\$34,335	\$36,838	\$38,583	\$40,247	\$41,322	\$43,344	\$48,362	\$48,651
49	COMPLIANCE PAYMENTS RECEIVED		\$649	\$526	\$2,503	\$1,745	\$1,664	\$1,075	\$2,022	\$5,018	\$289
50			\$33,160	\$33,809	\$34,335	\$38,838	\$38,583	\$40,247	\$41,322	\$43,344	\$48,362
51											
52	PORTABILITY BRIEFINGS CONDUCTED		0	0	0	0	0	0	1	0	0
53	INCOMING HCV PORTS (VIA EMAIL)		7	5	8	10	5	7	8	3	3
54											
55	HCV WAIT LIST										
56	BEGINNING APPLICANT NO.		112	112	112	112	112	112	112	112	112
57	SELECTED FROM WL		12	12	12	12	12	12	12	12	12
58	PLACED BACK ON WL		0	0	0	0	0	0	0	0	0
59	WITHDRAWN FROM WL		4	4	3	2	2	2	2	1	0
60	ENDING APPLICANT NO.		100	100	100	100	100	100	100	100	100
61											
62			Oct-25	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25
63	PUBLIC HOUSING - MARTEL & HURD HOMES										
64											
65	LEASING ACTIVITY										
66	UNITS ONLINE		181	181	181	181	181	181	180	180	180
67	UNITS LEASED		161	161	161	161	158	156	160	160	162
68	UNITS IN MOD STATUS		11	11	11	11	11	11	11	11	18
69	DISPOSITION UNITS		0	0	0	0	0	0	0	0	0
70	Total Move-ins		0	0	2	4	3	1	0	0	0
71	Total Move-outs		1	0	2	0	2	4	1	1	1
72	Total Transfers		2	0	1	0	1	1	4	4	0
73	UNITS VACANT		20	20	19	20	23	23	23	20	18
74	UNITS OFFLINE (INC ADMINISTRATIVE BLDGS)		2	2	2	2	2	2	3	3	3
75	UNITS IN TURNKEY STATUS		3	3	3	8	9	11	6	6	4
76	Units Ready to Lease		6	6	5	2	3	3	3	3	3
77	Units Available for Lease		168								
78	OCCUPANCY RATE		96%	89%	86%	89%	86%	86%	90%	90%	90%
79	RENT COLLECTED		97%	136%	88%	90%	100%	100%	100%	100%	131%
80	Tenant Portal Usage Amount-SACS Portal		\$40,822	\$38,967	\$41,091	\$40,481	\$37,657	\$37,526	\$40,576	\$47,330	\$36,692
81	Tenant Portal Usage #		82	78	80	77	74	76	83	86	77
82	Repayment Agreement #		0	0	1	1	1	1	5	5	5
83	REPAYMENT AGREEMENTS AMOUNT		\$0	\$0	\$373	\$749	\$1,125	\$1,501	\$8,065	\$8,065	\$8,374
84	Tenant Accounts Receivable Balances		\$28,115	\$50,749	\$57,676	\$54,906	\$32,357	\$49,879	\$46,094	\$59,151	\$65,510
85											
86	PUBLIC HOUSING WAITING LIST										
87	BDR 0		0	0	0	0	0	0	0	0	0
88	BDR 1		1158	1160	1165	1165	1164	1173	1180	1180	1181
89	BDR 2		415	415	413	416	416	413	406	406	403
90	BDR 3		426	425	425	426	429	431	426	426	427
91	BDR 4		148	147	147	147	147	147	146	146	146

	A	B	C	D	E	F	G	H	I	J	K
99	BDR 5		42	42	42	43	43	43	43	43	43
100	BDR 6		0	0	0	0	0	0	0	0	0
101	TOTAL PUBLIC HOUSING WAIT LIST		2,189	2,189	2,192	2,197	2,199	2,207	2,201	2,201	2,200
102											
103											
104	MANAGEMENT REPORT		Oct-25	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25
105	TOTAL PERSONS HOUSED		497	499	507	503	502	492	494	494	505
106	TOTAL PERSONS HOUSED HURD		0	0	0	0	0	0	0	0	0
107	AVG INCOME		\$23,591	\$23,286	\$20,910	\$21,296	\$20,962	\$20,966	\$20,712	\$20,712	\$20,166
108	AVG INCOME HURD		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
109	AVG RENT (INC CREDITS)		\$295	\$263	\$256	\$260	\$255	\$258	\$227	\$227	\$219
110	AVG RENT (INC CREDITS) HURD		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
111	AVG RENT		\$506	\$481	\$488	\$476	\$477	\$477	\$426	\$426	\$421
112	AVG RENT HURD		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
113	HANDICAPPED/DISABLED FAMILIES MARTEL		0	0	0	0	0	0	0	0	0
114	HANDICAPPED/DISABLED FAMILIES HURD		0	0	0	0	0	0	0	0	0
115	MINIMUM RENT CANDIDATES MARTEL		27	28	29	29	29	29	29	30	30
116	MINIMUM RENT CANDIDATES HURD		6	7	8	8	8	7	7	7	8
117	OCCUPANTS 0-17 (EPHA)		0	0	0	0	0	0	0	0	0
118	OCCUPANTS 18-61 (EPHA)		0	0	0	0	0	0	0	0	0
119	OCCUPANTS 62+ MARTEL		0	0	0	0	0	0	0	0	0
120	OCCUPANTS 62+ HURD		0	0	0	0	0	0	0	0	0
121	NEW ADMISSION MARTEL		0	0	2	4	3	1	0	0	0
122	NEW ADMISSION HURD		0	0	0	0	0	0	0	0	0
123	FLAT RENT		5	4	4	2	2	2	2	2	2
124	FLAT RENT HURD		0	0	0	0	0	0	0	0	0
125	CEILING RENT		3	3	2	2	3	2	2	2	1
126	CEILING RENT HURD		0	0	0	0	0	0	0	0	0
127	30% RENT		152	154	156	157	154	152	154	156	159
128	Tenants RECEIVING UTILITY PYMT.-MARTEL #		0	0	0	0	0	0	0	0	0
129	AMOUNT UTILITY PYMTS. \$		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	TENANTS RECEIVING UTILITY PYMT.-Hurd #		0	0	0	0	0	0	0	0	0
131	AMOUNT UTILITY PYMTS. \$		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
132											
133	NORMAN BERRY VILLAGE										
134											
135	Units Online		12	12	12	12	12	12	12	12	12
136	Units Leased		9	9	9	9	9	9	10	10	10
137	Units Vacant		3	3	3	3	3	3	2	2	2
138	NORMAN BERRY SUBSIDY		\$3,037	\$3,037	\$5,818	\$3,044	\$3,044	\$3,044	\$3,314	\$3,314	\$3,192
139											
140	# INTERIM CERTIFICATIONS Processed EPHA		11	6	3	6	12	13	16	13	171
141	# ANNUAL RECERTIFICATIONS Processed EPHA		20	9	12	9	16	22	13	16	15
142											
143	PIC Submission To HUD										
144	Public Housing East Point		29	18	20	22	32	41	22	0	171
145											
146	Total PIC Fatal Errors										
147	East Point Housing		2	4	2	1	6	4	0	0	0
148											
149	Prepaid Debit Cards-PH										
150	Participants		47	51	52	53	51	47	52	51	52
151	Amount		\$7,103	\$7,838	\$8,170	\$8,498	\$7,802	\$7,309	\$7,953	\$7,829	\$8,269
152											
153			Oct-25	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25
154	HCV FAMILY SELF SUFFICIENCY										
155	FSS Participants		40	30	30	30	30	26	26	28	24
156	FSS Participant Terminations/End of Program		4	0	0	0	0	0	1	1	0
157	FSS Participant Ports		0	0	0	0	0	0	0	0	0
158	Target Participation Number		40	40	40	40	40	75	75	75	75
159	Unemployed		14	13	10	9	9	8	7	11	9
160	New Employment		2	0	0	0	0	0	3	0	1
161	Disabled		3	4	4	3	4	4	4	5	0
162	FSS Graduates		2	0	1	1	0	0	0	1	1
163	Escrow Accounts Active		12	12	13	14	14	10	9	9	10
164	% Of Active Accounts Earning Escrow		30%	40%	43%	47%	47%	38%	35%	32%	42%
165	% Of Accounts Not Earning Escrow		70%	60%	57%	53%	53%	62%	65%	68%	58%
166	Monthly Contribution		\$5,067	\$5,257	\$6,415	\$6,903	\$6,882	\$5,511	\$5,260	\$5,509	\$6,076
167	Escrow Disbursed		\$54,106	\$0	\$43,317	\$26,801	\$1,066	\$0	\$0	\$33,346	\$4,205
168	Escrow Loss		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
169	Interest Added		\$0	\$26	\$0	\$0	\$26	\$0	\$0	\$21	\$0
170	Tenant Account Adjustment		\$68	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
171	Total HCV FSS Escrow		\$55,871	\$104,978	\$99,695	\$136,597	\$156,495	\$150,653	\$145,142	\$139,882	\$167,698
172	Enrolled in Higher Ed/GED		3	2	2	2	2	2	2	1	2
173	Higher Education Graduate		0	0	0	0	0	0	0	0	0
174	GED Earned		0	0	0	0	0	0	0	0	0
175	Vocational Training Program		0	3	0	0	0	0	5	5	0
176	Vocational Training Program Graduate		0	0	0	0	0	0	0	0	0
177											
178	PUBLIC HOUSING FAMILY SELF SUFFICIENCY		Oct-25	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25
179	FSS Participants		31	32	32	35	36	34	33	33	33
180	FSS Participant Terminations/End of Program		1	0	1	2	0	0	0	1	1
181	Target Participation Number		35	35	35	35	35	35	35	35	35
182	Unemployed		11	12	12	13	9	7	6	9	11
183	New Employment		2	2	0	0	0	0	3	1	1
184	Disabled		2	2	2	2	1	1	1	3	4
185	FSS Graduate		1	1	1	3	0	0	0	1	0
186	Escrow Accounts Active		17	17	15	20	18	16	15	15	16
187	Escrow Accounts Total (includes Inactive Escrows)		22	22	22	27	26	26	25	25	26
188	Monthly Contribution		\$7,975	\$6,970	\$7,108	\$7,506	\$7,559	\$6,833	\$6,412	\$6,834	\$8,401
189	Escrow Disbursed		\$4,897	\$8,120	\$13,442	\$12,986	\$0	\$0	\$0	\$0	\$913
190	Escrow Loss		\$0	\$0	\$305	\$0	\$2,000	\$0	\$5,000	\$12,865	\$18,753

[illegible]

CHECK HISTORY REPORT-EPHA OCTOBER 2025

Name	Check Number	Date	Amount	Notes
Utility Check	14415	10/01/2025	\$203.00	
Utility Check	14416	10/01/2025	\$190.00	
Utility Check	14417	10/01/2025	\$203.00	
Utility Check	14418	10/01/2025	\$28.00	
Utility Check	14419	10/01/2025	\$142.00	
Utility Check	14420	10/01/2025	\$203.00	
Utility Check	14421	10/01/2025	\$172.00	
Utility Check	14422	10/01/2025	\$49.00	
Utility Check	14423	10/01/2025	\$6.00	
Utility Check	14424	10/01/2025	\$3.00	
Utility Check	14425	10/01/2025	\$203.00	
Utility Check	14426	10/01/2025	\$203.00	
Utility Check	14427	10/01/2025	\$208.00	
Utility Check	14428	10/01/2025	\$235.00	
Utility Check	14429	10/01/2025	\$203.00	
Utility Check	14430	10/01/2025	\$138.00	
Utility Check	14431	10/01/2025	\$138.00	
Utility Check	14432	10/01/2025	\$178.00	
Utility Check	14433	10/01/2025	\$138.00	
Utility Check	14434	10/01/2025	\$168.00	
Utility Check	14435	10/01/2025	\$124.00	
Utility Check	14436	10/01/2025	\$208.00	
Utility Check	14437	10/01/2025	\$153.00	
Utility Check	14438	10/01/2025	\$178.00	
Utility Check	14439	10/01/2025	\$178.00	
Utility Check	14440	10/01/2025	\$203.00	
Utility Check	14441	10/01/2025	\$178.00	
Utility Check	14442	10/01/2025	\$178.00	
Utility Check	14443	10/01/2025	\$33.00	
Utility Check	14444	10/01/2025	\$65.00	
Utility Check	14445	10/01/2025	\$178.00	
Utility Check	14446	10/01/2025	\$203.00	

Utility Check	14447	10/01/2025	\$203.00
Utility Check	14448	10/01/2025	\$235.00
Utility Check	14449	10/01/2025	\$178.00
Utility Check	14450	10/01/2025	\$178.00
Utility Check	14451	10/01/2025	\$155.00
Utility Check	14452	10/01/2025	\$122.00
Utility Check	14453	10/01/2025	\$235.00
Utility Check	14454	10/01/2025	\$148.00
Utility Check	14455	10/01/2025	\$148.00
Utility Check	14456	10/01/2025	\$165.00
Utility Check	14457	10/01/2025	\$165.00
Utility Check	14458	10/01/2025	\$165.00
Utility Check	14459	10/01/2025	\$145.00
Utility Check	14460	10/01/2025	\$56.00
Utility Check	14461	10/01/2025	\$123.00
Utility Check	14462	10/01/2025	\$148.00
Utility Check	14463	10/01/2025	\$190.00
Utility Check	14464	10/01/2025	\$165.00
Utility Check	14465	10/01/2025	\$24.00
AFLAC	14466	10/02/2025	\$1,261.52 EE Insurance
East Point Ace Hardware	14467	10/02/2025	\$104.54
System 5 Electronics Inc.	14468	10/02/2025	\$262.00
George Boyd & Sons Tire Company	14469	10/02/2025	\$1,109.90 Auto Maintenance
Scott Accounting & Computer Servi	14470	10/02/2025	\$805.00
Cintas	14471	10/02/2025	\$25.62
Georgia Municipal Association	14472	10/02/2025	\$14,572.55 EE Retirement Contribution
Denise Jones	14473	10/02/2025	\$1,459.62 PH-FSSC Coordinator Salary
Michael Spann	14474	10/02/2025	\$67.49
Arrow Exterminators	14475	10/02/2025	\$640.00
Tonya Woodard	14476	10/02/2025	\$560.00
Staples Business Advantage	14477	10/02/2025	\$198.39
William Bullock	14478	10/02/2025	\$900.00
Digital Life Advisor	14479	10/02/2025	\$3,500.00 Computer Tech Manangement Services

Alexis Frederick	14480	10/02/2025	\$167.12
Quenton Garrett	14481	10/02/2025	\$700.00
Demarco Locklin	14482	10/02/2025	\$300.00
Rose Marie Allen	14483	10/02/2025	\$140.00
Electro Graphic Products	14484	10/09/2025	\$314.71
George Boyd & Sons Tire Company	14485	10/09/2025	\$1,490.00 Auto Maintenance
Cintas	14486	10/09/2025	\$33.15
Tara Mobley	14487	10/09/2025	\$227.33
Veloria Stewart	14488	10/09/2025	\$423.41
Michael Tolbert	14489	10/09/2025	\$3,900.00 Maintenance Contractor Services
Mary J. Brewster	14490	10/09/2025	\$100.00
Angela Range	14491	10/09/2025	\$100.00
Tonya Woodard	14492	10/09/2025	\$324.00
LaSonta Reeves	14493	10/09/2025	\$320.00
William Bullock	14494	10/09/2025	\$900.00
WEX Bank	14495	10/09/2025	\$264.48
Alexis Frederick	14496	10/09/2025	\$352.10
John Mason	14497	10/09/2025	\$1,000.00 Aya Towers Res. Svcs. Coordinator
Evans, Brenda	14498	10/09/2025	\$100.00
Quenton Garrett	14499	10/09/2025	\$700.00
Rose Marie Allen	14500	10/09/2025	\$140.00
System 5 Electronics Inc.	14501	10/16/2025	\$131.00
Cintas	14502	10/16/2025	\$25.62
Norman Berry Village	14503	10/16/2025	\$3,037.00 Subsidy
Ariana Wilkins	14504	10/16/2025	\$94.50
Veloria Stewart	14505	10/16/2025	\$386.00
Denise Jones	14506	10/16/2025	\$1,350.00 PH-FSSC Coordinator Salary
Michael Tolbert	14507	10/16/2025	\$3,900.00 Maintenance Contractor Services
Tonya Woodard	14508	10/16/2025	\$560.00
McCright & Associates LLC	14509	10/16/2025	\$1,801.50 Section 8 Inspections
William Bullock	14510	10/16/2025	\$900.00
LonDreann Y. Hoyer	14511	10/16/2025	\$301.00
Digital Life Advisor	14512	10/16/2025	\$3,500.00 Computer Tech Manangement Services

Nelco	14513	10/16/2025	\$913.21	
Nikki Gavins	14514	10/16/2025	\$301.00	
Alexis Frederick	14515	10/16/2025	\$301.00	
Annie Loundy	14516	10/16/2025	\$301.00	
Quenton Garrett	14517	10/16/2025	\$700.00	
Francois Perfect Paints LLC	14518	10/16/2025	\$900.00	
Tisa Thompson	14519	10/16/2025	\$301.00	
Demarco Locklin	14520	10/16/2025	\$300.00	
Rose Marie Allen	14521	10/16/2025	\$140.00	
Tonya Woodard	14522	10/24/2025	\$30.00	
Jessica Tyler	14523	10/24/2025	\$30.00	
Michael Spann	14524	10/24/2025	\$49.56	
Mary Jane Brewster	14525	10/24/2025	\$100.00	
Angela Range	14526	10/24/2025	\$130.00	
Arrow Exterminators	14527	10/24/2025	\$93.00	
Tonya Woodard	14528	10/24/2025	\$212.00	
Wilcox Heating and AC	14529	10/24/2025	\$515.00	
Staples Business Advantage	14530	10/24/2025	\$1,055.34	Office Supplies
Verizon Connect Fleet USA LLC	14531	10/24/2025	\$282.00	
BP	14532	10/24/2025	\$519.29	
Alexis Frederick	14533	10/24/2025	\$352.10	
Moses, Markisha	14534	10/24/2025	\$30.00	
Perry, Dorene	14535	10/24/2025	\$30.00	
Evans, Brenda	14536	10/24/2025	\$100.00	
Quenton Garrett	14537	10/24/2025	\$1,100.00	Private Duty Police Patrol for Martel & Hurd Homes
Francois Perfect Paints LLC	14538	10/24/2025	\$2,650.00	1146 Calhoun Ave.- Add on Flooring & shoe nold entire 1028 Calhoun Ave. Final Pymt.
Demarco Locklin	14539	10/24/2025	\$300.00	
Rose Marie Allen	14540	10/24/2025	\$56.00	
MITCHELL L BROCK	14541	10/24/2025	\$200.00	
AFLAC	14542	10/30/2025	\$1,892.28	EE Insurance
East Point Ace Hardware	14543	10/30/2025	\$54.12	
Pitney Bowes Purchase Power	14544	10/30/2025	\$49.99	
Cintas	14545	10/30/2025	\$25.62	

Georgia Municipal Association	14546	10/30/2025	\$15,643.56	EE Retirement Contribution
Denise Jones	14547	10/30/2025	\$1,350.00	PH-FSSC Coordinator Salary
Tonya Woodard	14548	10/30/2025	\$296.00	
FUSION CONNECT, LLC	14549	10/30/2025	\$1,431.89	Telephone Communications Services
William Bullock	14550	10/30/2025	\$900.00	
Digital Life Advisor	14551	10/30/2025	\$3,500.00	Computer Tech Manangement Services
Carahsoft Technology Corporation	14552	10/30/2025	\$2,604.28	Social Services offered via Credit Verifications
Hillside Landscaping Maintenance I	14553	10/30/2025	\$7,800.00	Landscaping Services
John Mason	14554	10/30/2025	\$1,000.00	Aya Towers Res. Svcs. Coordinator
Quenton Garrett	14555	10/30/2025	\$300.00	
Demarco Locklin	14556	10/30/2025	\$300.00	
Rose Marie Allen	14557	10/30/2025	\$140.00	
MITCHELL L BROCK	14558	10/30/2025	\$400.00	
Shelton, Brittany	72267	10/01/2025	\$263.00	
Robinson, Donyel Lashawn	72268	10/01/2025	\$150.00	
City of East Point	72269	10/02/2025	\$287.56	
City of East Point	72270	10/02/2025	\$1,871.35	Utility Services
U.S. Postal Service	72271	10/02/2025	\$360.00	
Gene's Plumbing Service	72272	10/02/2025	\$3,050.00	Leak detection service
Family Support Registry	72273	10/02/2025	\$390.84	
A C S Security	72274	10/02/2025	\$64.00	
Gwinnett Lawn Care & Landscaping	72275	10/02/2025	\$323.00	
Matrix Trust Company (DEN)	72276	10/02/2025	\$11,417.10	EE Retirement Contribution
AT&T	72277	10/02/2025	\$75.00	
T-Mobile	72278	10/02/2025	\$341.38	
Trudiligence	72279	10/02/2025	\$548.37	
Sherwin Williams Co	72280	10/02/2025	\$21.26	
Better Buy Glass	72281	10/02/2025	\$1,274.85	1049 Calhoun Ave.; 3022 Randall Street
MRI Software LLC	72282	10/02/2025	\$904.05	
City of East Point	72283	10/09/2025	\$845.92	
Fox Appliance Parts	72284	10/09/2025	\$191.80	
SERC-NAHRO Membership	72285	10/09/2025	\$216.60	
HD Supply Facilities Maintenance L	72286	10/09/2025	\$1,962.73	Industrial Supplies

Bank of America	72287	10/09/2025	\$4,867.51	Agency Travel & Training
Republic Services #800	72288	10/09/2025	\$650.33	
Wells Fargo Vendor Fin Services	72289	10/09/2025	\$364.00	
Sherwin Williams Co	72290	10/09/2025	\$304.00	
Ariana Wilkins	72291	10/09/2025	\$203.56	
Sammy Herring	72292	10/09/2025	\$150.00	
Francois Perfect Paints LLC	72293	10/16/2025	\$1,175.00	Initial pymt. VUP-1034 Calhoun Ave.
Georgia Department of Revenue	72294	10/16/2025	\$4,604.00	Norman Berry Village #20-1837427 (2024)
Georgia Department of Revenue	72295	10/16/2025	\$367.00	
HunterMaclean Attorneys at Law	72296	10/16/2025	\$2,530.00	Legal services
Wells Fargo Vendor Fin Services	72297	10/16/2025	\$364.00	
Jamtek Electrical LLC	72298	10/16/2025	\$743.00	
Tamica Jackson	72299	10/16/2025	\$20,502.00	FSS Graduate
Betty Woods	72300	10/16/2025	\$28,516.75	FSS Graduate
Comcast	72301	10/24/2025	\$472.38	
East Point Housing Authority	72302	10/24/2025	\$4,164.00	1095 Calhoun Ave.-Teanita Pope rent
Walton Electric Membership Corpor	72303	10/24/2025	\$581.04	
Teanita M Pope	72304	10/24/2025	\$732.54	
City of East Point Continuation Check	72306	10/30/2025	\$0.00	
City of East Point Continuation Check	72307	10/30/2025	\$0.00	
City of East Point Continuation Check	72308	10/30/2025	\$0.00	
City of East Point	72309	10/30/2025	\$4,404.30	Utility Services
Home Depot	72310	10/30/2025	\$1,707.33	Industrial Services
Gene's Plumbing Service	72311	10/30/2025	\$36.00	
Comcast	72312	10/30/2025	\$250.07	
Family Support Registry	72313	10/30/2025	\$390.84	
A C S Security	72314	10/30/2025	\$64.00	
C & R Plumbing Co. Inc.	72315	10/30/2025	\$2,500.00	3028 & 3032 Randall Street- Work under building
Matrix Trust Company (DEN)	72316	10/30/2025	\$11,368.77	EE Retirement Contribution
T-Mobile	72317	10/30/2025	\$341.51	
Sherwin Williams Co	72318	10/30/2025	\$16.40	
MRI Software LLC	72319	10/30/2025	\$1,654.40	Social Service Verification
Grand Total			\$229,550.33	

Housing Authority City of East Point - Financial Reporting**Fiscal Year 2025****Allocated Costs****August 31, 2025****Income & Expense Report**

Account Number	Account Description	Allocated Costs all Programs	Total Allocated Costs
4110	Administrative salaries	403,970.00	403,970.00
4130	Legal expense	30,633.00	30,633.00
4140	Staff Training & Travel	9,099.00	9,099.00
4170	Auditing & Accounting fees	31,911.00	31,911.00
4190	Sundry	172,440.00	172,440.00
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	19,225.00	19,225.00
4510	Insurance	0.00	0.00
4520	PILOT	0.00	0.00
4530	Terminal leave payments	0.00	0.00
4540	Benefits	107,302.00	107,302.00
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		774,580.00	774,580.00

Amount Allocated to Each Program

Name of Site/Program	All Programs	Total Allocation
Housing Choice Voucher	222,536.83	222,536.83
Enterprise Fund	199,531.81	199,531.81
OJ Hurd Homes	67,465.92	67,465.92
Martel Homes	285,122.90	285,122.90
Total	774,657.46	774,657.46

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Allocated Costs
August 31, 2025
Sundry Detail

Allocated Costs
all Programs

		Prior Period	Current Month	Y-T-D Amount
4180.10	Cellular	1,721.00	-	1,721.00
4190.00	Misc	9,295.00	-	9,295.00
4190.01	Telephone	11,497.00	1,432.00	12,929.00
4190.02	Postage	6,968.00	-	6,968.00
4190.03	Copier Costs	4,559.00	-	4,559.00
4190.04	Memberships, Fees & Subscriptions	3,557.00	-	3,557.00
4190.05	Office Supplies	7,810.00	803.00	8,613.00
4190.05	Office Furniture	7,210.00	-	7,210.00
4190.07	Misc. Vehicle Maintenance		-	
4190.09	Advertising - Newspaper/TV	795.00	-	795.00
4190.08	Housing Forms	1,202.00	-	1,202.00
4190.12	Background Check/Credit Reports	455.00	155.00	610.00
4190.13	Misc. Software/Hardware	21,341.00	1,264.00	22,605.00
4190.14	Relocation Costs		-	
4190.15	Sundry - Contract Costs		-	
4190.17	Prof Services - Contracts	85,376.00	7,000.00	92,376.00
	Subtotal	161,786.00	10,654.00	172,440.00

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Martel Homes
August 31, 2025
Income & Expense Report

92.00%

Account Number	Account Description	Program Budget	August 31, 2025 Total	Budget Y-T-D	Total Y-T-D	% Expended
3110	Dwelling rental	321,860.00	31,898.00	295,038.33	322,913.00	100.00%
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	3,935.00	106,944.75	63,120.00	54.00%
	Transfer from Operations	302,335.00	55,000.00	277,140.42	150,000.00	50.00%
	Shortfall	0.00			149,939.00	
8020	Subsidy	836,798.00	83,481.00	767,064.83	819,197.00	98.00%
	Subsidy from Reserves (Offset)		0.00		0.00	
	Total Revenues	1,577,660.00	174,314.00	1,446,188.33	1,505,169.00	95.00%
4110	Administrative salaries	230,165.00	14,240.00	210,984.58	178,738.00	78.00%
4130	Legal expense	7,500.00	298.00	6,875.00	16,005.00	213.00%
4140	Staff Training & Travel	5,000.00	3,324.00	4,583.33	9,426.00	189.00%
4170	Accounting and auditing fees	10,667.00	0.00	9,778.08	0.00	0.00%
4190	Sundry	95,111.00	14,110.00	87,185.08	62,097.00	65.00%
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	6,172.00	41,142.75	36,562.00	81.00%
4310	Water	7,524.00	1,007.00	6,897.00	8,329.00	111.00%
4320	Electricity	27,096.00	3,493.00	24,838.00	26,749.00	99.00%
4330	Gas	11,136.00	(2,537.00)	10,208.00	6,429.00	58.00%
4390	Sewer	5,911.00	766.00	5,418.42	5,481.00	93.00%
4390	Garbage	22,852.00	1,150.00	20,947.67	21,512.00	94.00%
4410	Labor - Maintenance	95,635.00	8,876.00	87,665.42	134,506.00	141.00%
4420	Material - Maintenance	149,713.00	17,386.00	137,236.92	76,404.00	51.00%
4430	Contract - Maintenance	293,819.00	44,584.00	269,334.08	406,822.00	138.00%
4510	Insurance	98,838.00	28,899.00	90,601.50	96,269.00	97.00%
4520	PILOT	22,600.00	0.00	20,716.67	0.00	0.00%
4530	Terminal leave payments	0.00	0.00	0.00	0.00	
4540	Benefits	120,123.00	7,891.00	110,112.75	100,250.00	83.00%
4570	Collection losses	17,975.00	0.00	16,477.08	0.00	0.00%
4590	Other general expenses	16,090.00	1,926.00	14,749.17	30,397.00	189.00%
4610	Extraordinary maintenance	0.00	0.00	0.00	0.00	
4620	Casualty losses-capitalized-net	85,000.00	0.00	77,916.67	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	21,541.00	221,222.83	285,123.00	118.00%
		0.00				
	Total Expenses	1,608,972.00	173,126.00	1,474,891.00	1,501,099.00	93.00%
	Net Income/(Loss)	(31,312.00)	1,188.00	(28,702.67)	4,070.00	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Martel Homes
August 31, 2025
Income & Expense Report

91.67%

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	31,898.00	119.00%	295,038.33	291,015.00	322,913.00	100.00%
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	3,935.00	40.00%	106,944.75	59,185.00	63,120.00	54.00%
	Transfer from Operations	302,335.00	25,194.58	55,000.00	218.00%	277,140.42	95,000.00	150,000.00	50.00%
	Shortfall			0.00			149,939.00	149,939.00	100.00%
8020	Subsidy	836,798.00	69,733.17	83,481.00	120.00%	767,064.83	735,716.00	819,197.00	98.00%
				0.00					
Total Revenues		1,577,660.00	131,471.67	174,314.00	133.00%	1,446,188.33	1,330,855.00	1,505,169.00	95.00%
4110	Administrative salaries	230,165.00	19,180.42	14,240.00	74.00%	210,984.58	164,498.00	178,738.00	78.00%
4130	Legal expense	7,500.00	625.00	298.00	48.00%	6,875.00	15,707.00	16,005.00	213.00%
4140	Staff Training & Travel	5,000.00	416.67	3,324.00	798.00%	4,583.33	6,102.00	9,426.00	189.00%
4170	Accounting and auditing fe	10,667.00	888.92	0.00	0.00%	9,778.08			0.00%
4190	Sundry	95,111.00	7,925.92	14,110.00	178.00%	87,185.08	47,987.00	62,097.00	65.00%
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	6,172.00	100.00%	41,142.75	30,390.00	36,562.00	81.00%
4310	Water	7,524.00	627.00	1,007.00	161.00%	6,897.00	7,322.00	8,329.00	111.00%
4320	Electricity	27,096.00	2,258.00	3,493.00	155.00%	24,838.00	23,256.00	26,749.00	99.00%
4330	Gas	11,136.00	928.00	(2,537.00)	-273.00%	10,208.00	8,966.00	6,429.00	58.00%
4390	Sewer	5,911.00	492.58	766.00	156.00%	5,418.42	4,715.00	5,481.00	93.00%
4390	Garbage	22,852.00	1,904.33	1,150.00	60.00%	20,947.67	20,362.00	21,512.00	94.00%
4410	Labor - Maintenance	95,635.00	7,969.58	8,876.00	111.00%	87,665.42	125,630.00	134,506.00	141.00%
4420	Material	149,713.00	12,476.08	17,386.00	139.00%	137,236.92	59,018.00	76,404.00	51.00%
4430	Contract	293,819.00	24,484.92	44,584.00	182.00%	269,334.08	362,238.00	406,822.00	138.00%
4510	Insurance	98,838.00	8,236.50	28,899.00	351.00%	90,601.50	67,370.00	96,269.00	97.00%
4520	PILOT	22,600.00	1,883.33	0.00	0.00%	20,716.67			0.00%
4530	Terminal leave payments	0.00	0.00	0.00		0.00			
4540	Benefits	120,123.00	10,010.25	7,891.00	79.00%	110,112.75	92,359.00	100,250.00	83.00%
4570	Collection losses	17,975.00	1,497.92	0.00	0.00%	16,477.08	0.00	0.00	0.00%
4590	Other general expenses	16,090.00	1,340.83	1,926.00	144.00%	14,749.17	28,471.00	30,397.00	189.00%
4610	Extraordinary maintenance	0.00	0.00	0.00		0.00			
4620	Addiional Budget Requests	85,000.00	7,083.33	0.00	0.00%	77,916.67			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	21,541.00	107.00%	221,222.83	263,582.00	285,123.00	118.00%
Total Expenses		1,608,972.00	134,081.00	173,126.00	25.70	1,474,891.00	1,327,973.00	1,501,099.00	93.00%
Net Income/(Loss)		(31,312.00)	(2,609.33)	1,188.00		(28,702.67)	2,882.00	4,070.00	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Martel Homes
August 31, 2025
Sundry Detail

		Prior Period	Current Month	Y-T-D Amount
4180.1	Cellular	1,434.00	-	1,434.00
4190.0	Misc	760.00	73.00	833.00
4190.01	Telephone	5,716.00	-	5,716.00
4190.02	Postage	1,169.00	-	1,169.00
4190.03	Copier Costs	664.00	-	664.00
4190.04	Memberships, Fees & Subscriptions	-	-	-
4190.05	Office Supplies	3,167.00	25.00	3,192.00
4190.07	Office Rent		-	
4190.09	Advertising - Newspaper/TV		-	
4190.08	Housing Forms		-	
4190.12	Background Check/Credit Reports	10,012.00	1,365.00	11,377.00
4190.13	Misc. Software/Hardware	13,223.00	1,208.00	14,431.00
4190.14	Relocation Costs		-	
4190.15	Sundry - Contract Costs		-	
4190.17	Prof Services - Contracts	11,842.00	11,439.00	23,281.00
	Subtotal	47,987.00	14,110.00	62,097.00

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
OJ Hurd Homes
August 31, 2025
Income & Expense Report

92.00%

Account Number	Account Description	Program Budget	August 31, 2025 Total	Budget Y-T-D	Total Y-T-D	% Expended
3110	Dwelling rental	103,635.00	7,608.00	94,998.75	91,656.00	88.00%
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	0.00	2,405.33	3,125.00	119.00%
	Transfer from Operations	75,583.00	0.00	69,284.42	64,000.00	85.00%
8020	Subsidy	165,363.00	16,336.00	151,582.75	160,801.00	97.00%
Total Revenues		347,205.00	23,944.00	318,271.25	319,582.00	92.00%
4110	Administrative salaries	45,266.00	3,067.00	41,493.83	37,451.00	83.00%
4130	Legal expense	0.00	0.00	0.00	0.00	
4140	Staff Training & Travel	1,000.00	0.00	916.67	0.00	0.00%
4170	Accounting and auditing fees	1,333.00	0.00	1,221.92	0.00	0.00%
4190	Sundry	12,204.00	457.00	11,187.00	3,221.00	26.00%
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	638.00	0.00	0.00%
4310	Water	2,256.00	48.00	2,068.00	751.00	33.00%
4320	Electricity	8,509.00	242.00	7,799.92	5,297.00	62.00%
4330	Gas	1,077.00	0.00	987.25	819.00	76.00%
4390	Sewer	853.00	23.00	781.92	471.00	55.00%
4390	Garbage	3,885.00	21.00	3,561.25	326.00	8.00%
4410	Labor - Maintenance	23,269.00	2,120.00	21,329.92	32,069.00	138.00%
4420	Material - Maintenance	13,333.00	1,221.00	12,221.92	17,114.00	128.00%
4430	Contract - Maintenance	125,790.00	4,006.00	115,307.50	75,140.00	60.00%
4510	Insurance	18,432.00	0.00	16,896.00	5,942.00	32.00%
4520	PILOT	10,667.00	0.00	9,778.08	0.00	0.00%
4530	Terminal leave payments	0.00	0.00	0.00	0.00	
4540	Benefits	23,954.00	6,786.00	21,957.83	36,779.00	154.00%
4570	Collection losses	9,327.00	0.00	8,549.75	0.00	0.00%
4590	Other general expenses	8,783.00	455.00	8,051.08	7,060.00	80.00%
4610	Extraordinary maintenance	0.00	0.00	0.00	0.00	
4620	Casualty losses-capitalized-net	6,000.00	0.00	5,500.00	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	5,098.00	52,321.50	67,466.00	118.00%
		0.00				
Total Expenses		373,712.00	23,544.00	342,569.33	289,906.00	78.00%
Net Income/(Loss)		(26,507.00)	400.00	(24,298.08)	29,676.00	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
OJ Hurd Homes
August 31, 2025
Income & Expense Report

		91.67%				Prior Month		Current Month	
Account Number	Account Description	Program Budget	Monthly Budget	Actual Month Total	% Expended	Budget Y-T-D	YTD	YTD	% Expended
3110	Dwelling rental	103,635.00	8,636.25	7,608.00	88.00%	94,998.75	84,048.00	91,656.00	88.00%
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	0.00	0.00%	2,405.33	3,125.00	3,125.00	119.00%
	Transfer from Operations	75,583.00	6,298.58	0.00	0.00%	69,284.42	64,000.00	64,000.00	85.00%
8020	Subsidy	165,363.00	13,780.25	16,336.00	119.00%	151,582.75	144,465.00	160,801.00	97.00%
Total Revenues		347,205.00	28,933.75	23,944.00	83.00%	318,271.25	295,638.00	319,582.00	92.00%
4110	Administrative salaries	45,266.00	3,772.17	3,067.00	81.00%	41,493.83	34,384.00	37,451.00	83.00%
4130	Legal expense	0.00	0.00	0.00		0.00			
4140	Staff Training & Travel	1,000.00	83.33	0.00	0.00%	916.67			0.00%
4170	Accounting and auditing fe	1,333.00	111.08	0.00	0.00%	1,221.92			0.00%
4190	Sundry	12,204.00	1,017.00	457.00	45.00%	11,187.00	2,764.00	3,221.00	26.00%
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%	638.00			0.00%
4310	Water	2,256.00	188.00	48.00	26.00%	2,068.00	703.00	751.00	33.00%
4320	Electricity	8,509.00	709.08	242.00	34.00%	7,799.92	5,055.00	5,297.00	62.00%
4330	Gas	1,077.00	89.75	0.00	0.00%	987.25	819.00	819.00	76.00%
4390	Sewer	853.00	71.08	23.00	32.00%	781.92	448.00	471.00	55.00%
4390	Garbage	3,885.00	323.75	21.00	6.00%	3,561.25	305.00	326.00	8.00%
4410	Labor - Maintenance	23,269.00	1,939.08	2,120.00	109.00%	21,329.92	29,949.00	32,069.00	138.00%
4420	Material	13,333.00	1,111.08	1,221.00	110.00%	12,221.92	15,893.00	17,114.00	128.00%
4430	Contract	125,790.00	10,482.50	4,006.00	38.00%	115,307.50	71,134.00	75,140.00	60.00%
4510	Insurance	18,432.00	1,536.00	0.00	0.00%	16,896.00	35,205.00	35,205.00	191.00%
4520	PILOT	10,667.00	888.92	0.00	0.00%	9,778.08			0.00%
4530	Terminal leave payments	0.00	0.00	0.00		0.00			
4540	Benefits	23,954.00	1,996.17	6,786.00	340.00%	21,957.83	29,993.00	36,779.00	154.00%
4570	Collection losses	9,327.00	777.25	0.00	0.00%	8,549.75	0.00	0.00	0.00%
4590	Other general expenses	8,783.00	731.92	455.00	62.00%	8,051.08	6,605.00	7,060.00	80.00%
4610	Extraordinary maintenance	0.00	0.00	0.00		0.00			
4620	Additional Budget Request	6,000.00	500.00	0.00	0.00%	5,500.00			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	5,098.00	107.00%	52,321.50	62,368.00	67,466.00	118.00%
Total Expenses		373,712.00	31,142.67	23,544.00	9.90	342,569.33	295,625.00	319,169.00	85.00%
Net Income/(Loss)		(26,507.00)	(2,208.92)	400.00		(24,298.08)	13.00	413.00	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Martel Homes
August 31, 2025
Income & Expense Report

92.00%

Account Number	Account Description	Program Budget	August 31, 2025 Total	Budget Y-T-D	Total Y-T-D	% Expended
3110	Dwelling rental	321,860.00	31,898.00	295,038.33	322,913.00	100.00%
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	3,935.00	106,944.75	63,120.00	54.00%
	Transfer from Operations	302,335.00	55,000.00	277,140.42	150,000.00	50.00%
	Shortfall	0.00			149,939.00	
8020	Subsidy	836,798.00	83,481.00	767,064.83	819,197.00	98.00%
	Subsidy from Reserves (Offset)		0.00		0.00	
	Total Revenues	1,577,660.00	174,314.00	1,446,188.33	1,505,169.00	95.00%
4110	Administrative salaries	230,165.00	14,240.00	210,984.58	178,738.00	78.00%
4130	Legal expense	7,500.00	298.00	6,875.00	16,005.00	213.00%
4140	Staff Training & Travel	5,000.00	3,324.00	4,583.33	9,426.00	189.00%
4170	Accounting and auditing fees	10,667.00	0.00	9,778.08	0.00	0.00%
4190	Sundry	95,111.00	14,110.00	87,185.08	62,097.00	65.00%
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	6,172.00	41,142.75	36,562.00	81.00%
4310	Water	7,524.00	1,007.00	6,897.00	8,329.00	111.00%
4320	Electricity	27,096.00	3,493.00	24,838.00	26,749.00	99.00%
4330	Gas	11,136.00	(2,537.00)	10,208.00	6,429.00	58.00%
4390	Sewer	5,911.00	766.00	5,418.42	5,481.00	93.00%
4390	Garbage	22,852.00	1,150.00	20,947.67	21,512.00	94.00%
4410	Labor - Maintenance	95,635.00	8,876.00	87,665.42	134,506.00	141.00%
4420	Material - Maintenance	149,713.00	17,386.00	137,236.92	76,404.00	51.00%
4430	Contract - Maintenance	293,819.00	44,584.00	269,334.08	406,822.00	138.00%
4510	Insurance	98,838.00	28,899.00	90,601.50	96,269.00	97.00%
4520	PILOT	22,600.00	0.00	20,716.67	0.00	0.00%
4530	Terminal leave payments	0.00	0.00	0.00	0.00	
4540	Benefits	120,123.00	7,891.00	110,112.75	100,250.00	83.00%
4570	Collection losses	17,975.00	0.00	16,477.08	0.00	0.00%
4590	Other general expenses	16,090.00	1,926.00	14,749.17	30,397.00	189.00%
4610	Extraordinary maintenance	0.00	0.00	0.00	0.00	
4620	Casualty losses-capitalized-net	85,000.00	0.00	77,916.67	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	21,541.00	221,222.83	285,123.00	118.00%
		0.00				
	Total Expenses	1,608,972.00	173,126.00	1,474,891.00	1,501,099.00	93.00%
	Net Income/(Loss)	(31,312.00)	1,188.00	(28,702.67)	4,070.00	

**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	473	555	49,744.32
August	486	555	51,111.50
September		555	0.00
Total	5,244	6,510	548,478
(Over)/Under			
	1,266		

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

3300	Fraud Income	13,295	
3300	Portable Admin Fees	128,575	
	FSS Admin Earned	0	
3400	Admin Earned	548,478	
3690	Other Income	0	
3610	Interest Income	33	
	Total Income		690,381
4110	Admin Salaries	201,150	
4130	Legal Expense	5,616	
4150	Travel/Training	5,044	
4170	Temporary Labor	0	
4171	Audit Fees	0	
4190	Sundry	24,653	
4210	FSS Salary & Benefits	0	
4230	Resident Service Cc	1,941	
4300	Utilities	0	
4420	Maint Materials	0	
4430	Maint Contracts	44,426	
4510	Insurance Exp	27,444	
4530	Terminal Leave	0	
4540	Emp Benefits	106,893	
	Additional Budget Requests	0	
4590	General Exp	23,190	
4000	Allocated Costs Overhead	222,537	
	Total Expenses		662,894
	Current FY Net Income/(Loss)		27,487

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

	HAP/UAP Funds		
8026	Provided YTD	4,932,658	
4715	HAP/UAP	4,781,023	
	Reserved for HAP - current year		151,635
	Fiscal Year End RNP as of 9/30/24 Audited		59,668
	Projected Restricted Net Postion (RNP)		211,303

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

3000	Administrative Income YTD	690,381	
4000	Administrative Expenses YTD	662,894	
	Reserved for Admin Expenses - current year		27,487
	Fiscal Year End UNP as of 9/30/24 Audited		749,367
	Projected Unrestricted Net Position (UNP)		776,854

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

91.67%

		Annual Budget	YTD Budget	Actual	Budget to Actual Diff	% of Budget Expended
3300	Fraud Income	8,750	8,021	13,295	5,274	151.94%
3300	Portable Admin Fees	212,483	194,776	128,575	(66,201)	60.51%
3400	Admin Earned	445,000	407,917	548,478	140,562	123.25%
3690	Other Income	68,560	62,847	-	(62,847)	0.00%
3690	FSS Admin Earned	87,500	80,208	-	(80,208)	0.00%
3610	Interest Income	25	23	33	10	132.00%
	Total Income	822,318	753,792	690,381	(63,410)	83.96%
4110	Admin Salaries	183,588	168,289	201,150	32,861	109.57%
4130	Legal Expense	2,000	1,833	5,616	3,783	0.00%
4150	Travel/Training	25,735	23,590	5,044	(18,546)	0.00%
4170	Temporary labor	-	-	-	-	0.00%
4171	Audit Fees	4,500	4,125	-	(4,125)	0.00%
4190	Sundry	38,080	34,907	24,653	(10,254)	64.74%
4230	Resident Service CC	62,120	56,943	1,941	(55,002)	3.12%
4300	Utilities	-	-	-	-	0.00%
4420	Maint Materials	-	-	-	-	0.00%
4430	Contracts Costs	28,518	26,142	44,426	18,285	155.78%
4510	Insurance Exp	25,433	23,314	27,444	4,130	107.91%
4530	Terminal Leave	-	-	-	-	0.00%
4540	Emp Benefits	64,167	58,820	106,893	48,073	166.59%
4590	General Exp	10,219	9,367	23,190	13,823	226.93%
9999	Additional Budget Requ	-	-	-	-	0.00%
4000	Allocated Cost Overhea	217,808	199,657	222,537	22,880	102.17%
	Total Expenses	662,168	606,987	662,894	55,907	100.11%
	Net Income/(Loss)	160,150	146,804	27,487	(119,317)	

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

		Prior Period	Current Month	Y-T-D Amount
4180.10	Cellular	525.00	0.00	525.00
4170.00	Accounting Fee		0.00	
4190.00	Misc	150.00	0.00	150.00
4190.01	Telephone		0.00	
4190.02	Postage	994.00	0.00	994.00
4190.03	Copier Costs		0.00	
4190.04	Memberships, Fees & Subscriptions	300.00	0.00	300.00
4190.05	Office Supplies	2,190.00	50.00	2,240.00
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	14,575.00	2,863.00	17,438.00
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	21,740.00	2,913.00	24,653.00

	VMS 8/31/2025		
RNP	211,303.00		
UNP	749,367.00		
		8/31/2025	7/31/2025
Monthly Exp	52,030.00	662,894.00	610,864.00

East Point Housing Authority

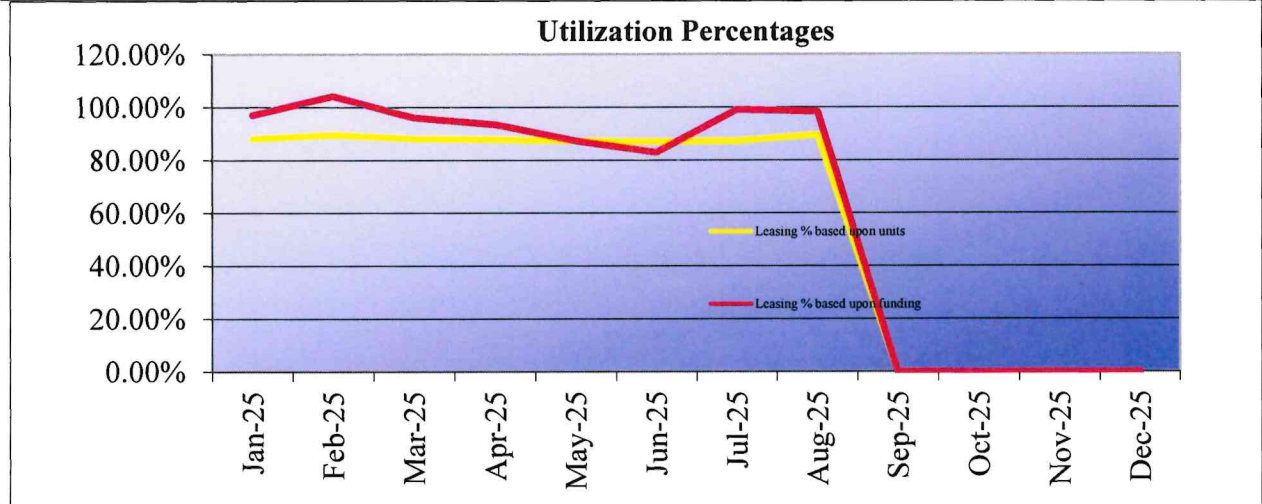
HCV Leasing Data: thru August 2025

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	473	87.27%	472,311	\$ 467,862	99.06%	\$ 989.14
	Aug-25	542	486	89.67%	481,400	\$ 473,602	98.38%	\$ 974.49
	Sep-25	542		0.00%		\$ -		
	Oct-25	542		0.00%		\$ -		
	Nov-25	542		0.00%		\$ -		
	Dec-25	542		0.00%		\$ -		

YTD		6,504	3,822	58.76%	\$ 3,740,915	\$ 3,532,009	94.42%	\$ 924.13
------------	--	-------	-------	--------	--------------	--------------	--------	-----------



NRP as of 1/1/2025:	\$ 2,397
HAP Funding YTD:	\$ 3,740,915
HAP Expenditures YTD:	\$ 3,532,009
HAP Revenue (Fraud, FSS Forfeits) YTD:	
Current Remaining NRP	\$ 211,303

Current Monthly Funding (a)	\$ 3,740,915
Current Average HAP Payment (b)	\$ 924
# of Units the Current Monthly Funding Would Support (a)/(b)	4,048
# of Units Currently Leased	3,822
Excess Units Leased, Current Month	(226)

Current Year-to-Date Funding (a)	\$ 3,740,915
Current Year-to-Date Average HAP Payment (b)	\$ 924
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	4,048
# of Unit-Mos Leased Year-to-Date	3,822
Excess Unit-Mos Leased, Year-to-Date	(226)

Estimate of Next Year's Funding:	
YTD HAP Expenses	\$ 3,532,009
Number of Months	8
Monthly Average	\$441,501
Estimated 2023 Monthly Funding at 100%	\$441,501
Number of Vouchers Supported at 100%	478
Estimated 2023 Monthly Funding at 97%	\$428,256
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

RESOLUTION NO. 25-11-02

APPROVING THE CERTIFICATION OF THE SEMAP REPORTS FOR
SUBMITAL TO PIC & REAC FOR FISCAL YEAR ENDING
SEPTEMBER 30, 2025

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that the East Point Housing Authority (EPHA) submit a Section Eight Management Assessment Program (SEMAP) Certification for each fiscal year; and

WHEREAS, the US. Department of Housing and Urban Development (HUD) uses the Section Eight (8) Management Assessment Program (SEMAP) scores to annually evaluate the quality and efficiency of the operation of the EPHA Section 8 Housing Choice Voucher rental assistance program; and

WHEREAS, the Housing Authority of the City of East Point (the Housing Authority), staff has from October 1, 2024 to September 30, 2025, complied and evaluated the information necessary to complete and submit the Section Eight Management Assessment Program (SEMAP) report for the 2025 fiscal year to Public Information Center (PIC).

WHEREAS, the Housing Authority is requesting the Board of Commissioners of the Housing Authority of the City of East Point, hereby approve the certification of the information contained in the Section Eight Management Assessment Program (SEMAP) report.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners understand and approves, the Executive Director certifying and electronically submitting to the Real Estate Assessment Center (REAC) and Public Information Center (PIC) the information provided as an attachment to this resolution incorporated herein.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Chairperson
Board of Commissioners for the Housing Authority
of the City of East Point, Georgia

Date

ATTEST:

Michael Spann, Secretary to the Board and Executive Director

Date



Michael Spann
(MARP-60)
PHC MAIL

SEMAP

Assessment
Profile

Reports

Submission

List

Summary

Certification

Profile

Comments

Field Office: **4APH ATLANTA HUB OFFICE**

Housing Agency: **GA078 EAST POINT**

PHA Fiscal Year End: **9/30/2025**

OMB Approval No. 2577-0215

SEMAP CERTIFICATION (Page 1)

Public reporting burden for this collection of information is estimated to average 12 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. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Check here if the PHA expends less than \$300,000 a year in federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1 Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))

a. The HA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response ☒ Yes ☐ No

b. The PHA's quality control samples of applicants reaching the top of the waiting list and admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response ☒ Yes ☐ No

2 Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

a. The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response ☒ Yes ☐ No

b. The PHA's quality control sample of tenant files for which a determination of reasonable rent was required to show that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☒ **At least 98% of units sampled** ☐ **80 to 97% of units sampled**
☐ **Less than 80% of units sampled**

3 Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files show that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☒ **At least 90% of files sampled** ☐ **80 to 89% of files sampled**
☐ **Less than 80% of files sampled**

4 Utility Allowance Schedule (24 CFR 982.517)

The PHA maintains an up-to-date utility schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response ☒ **Yes** ☐ **No**

5 HQS Quality Control (24 CFR 982.405(b))

The PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of cross section of inspectors.

PHA Response ☒ **Yes** ☐ **No**

6 HQS Enforcement (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☒ **At least 98% of cases sampled** ☐ **Less than 98% of cases sampled**

7 Expanding Housing Opportunities.

(24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12))

Applies only to PHAs with jurisdiction in metropolitan FMR areas

Check here if not applicable ☐

a. The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response ☒ **Yes** ☐ **No**

b. The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response ☒ **Yes** ☐ **No**

c. The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response ☒ **Yes** ☐ **No**

d. The PHA's information packet for certificate and voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response ☒ **Yes** ☐ **No**

e. The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response ☒ **Yes** ☐ **No**

f. The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response ☒ **Yes** ☐ **No**

Assessment
Profile

Reports

Submission

List

Summary

Certification

Profile

Comments

Michael Spann

(MJP040)

PIC Main

Field Office:

4APH ATLANTA HUB OFFICE

Housing Agency:

GA078 EAST POINT

PHA Fiscal Year End:

9/30/2025

SEMAP

SEMAP CERTIFICATION (Page 2)

Logoff

Performance Indicators

8 Payment Standards(24 CFR 982.503)

The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response

☒ Yes ☐ No

FMR Area Name East Point

FMR 1 of 8



Enter current FMRs and payment standards (PS)

0-BR FMR 1460

1-BR FMR 1520

2-BR FMR 1680

3-BR FMR 2020

4-BR FMR 2440

PS 1460

PS 1520

PS 1680

PS 2020

PS 2440

Save

Add

Delete

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months.(24 CFR 5.617)

PHA Response

☒ Yes ☐ No

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982,Subpart K)

PHA Response

☒ Yes ☐ No

11 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract.(24 CFR 982.305)

PHA Response

☒ Yes ☐ No

12 Continuing HQS Inspections(24 CFR 982.405(a))

The PHA inspects each unit under contract as required (24 CFR 982.405(a))

PHA Response

☒ Yes ☐ No

13 Lease-Up

The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response

☒ Yes ☐ No

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a.Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required.

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section

236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

Or, Number of mandatory FSS slots under HUD-approved exception **(If not applicable, leave blank)**

b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b+c divided by a) **(This is a nonenterable field. The system will calculate the percent when the user saves the page)**

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable ☒

PHA

Response

☐ Yes ☐ No

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

15 Deconcentration Bonus

The PHA is submitting with this certification data which show that :

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY; or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

☐ Yes ☒ No

[Deconcentration Addendum](#)

[Go to Comments](#)

[Back to Page1](#)

Save

Reset



Assessment Profile | Reports | **Submission**

List

Summary

Certification

Profile

Comments

Michael Spano
(NIP010)
PIC Main

Field Office: **4APH ATLANTA HUB OFFICE**
Housing Agency: **GA078 EAST POINT**
PHA Fiscal Year End: **9/30/2025**

SEMAP

SEMAP CERTIFICATION (Page 2)

Logoff

Performance Indicators

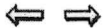
8 Payment Standards(24 CFR 982.503)

The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response ☒ Yes ☐ No

FMR Area Name College Park

FMR 2 of 8



Enter current FMRs and payment standards (PS)

0-BR FMR	1320	1-BR FMR	1440	2-BR FMR	1590	3-BR FMR	1920	4-BR FMR	2310
PS	1435	PS	1498	PS	1654	PS	1997	PS	2402

Save Add Delete

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months.(24 CFR 5.617)

PHA Response ☒ Yes ☐ No

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982,Subpart K)

PHA Response ☒ Yes ☐ No

11 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract.(24 CFR 982.305)

PHA Response ☒ Yes ☐ No

12 Continuing HQS Inspections(24 CFR 982.405(a))

The PHA inspects each unit under contract as required (24 CFR 982.405(a))

PHA Response ☒ Yes ☐ No

13 Lease-Up

The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response ☒ Yes ☐ No

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a.Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required.

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section

236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

Or, Number of mandatory FSS slots under HUD-approved exception (If not applicable, leave blank)

b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b+c divided by a) (This is a nonenterable field. The system will calculate the percent when the user saves the page)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable ☒

PHA Response ☐ Yes ☐ No

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

15 Deconcentration Bonus

The PHA is submitting with this certification data which show that :

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY; or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response ☐ Yes ☒ No

Deconcentration Addendum

[Go to Comments](#)

[Back to Page1](#)

Save

Reset

Assessment
Profile

Reports

Submission

List

Summary

Certification

Profile

Comments

Michael Spann

(MJP040)

PIC Main

Field Office:

4APH ATLANTA HUB OFFICE

Housing Agency:

GA078 EAST POINT

PHA Fiscal Year End:

9/30/2025

SEMAP

SEMAP CERTIFICATION (Page 2)

Logoff

Performance Indicators

8 Payment Standards(24 CFR 982.503)

The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response ☒ Yes ☐ No

FMR Area Name Hapeville

FMR 3 of 8



Enter current FMRs and payment standards (PS)

0-BR FMR 1407

1-BR FMR 1452

2-BR FMR 1611

3-BR FMR 1940

4-BR FMR 2332

PS 1320

PS 1370

PS 1520

PS 1830

PS 2200

Save

Add

Delete

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months.(24 CFR 5.617)

PHA Response ☒ Yes ☐ No

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982,Subpart K)

PHA Response ☒ Yes ☐ No

11 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract.(24 CFR 982.305)

PHA Response ☒ Yes ☐ No

12 Continuing HQS Inspections(24 CFR 982.405(a))

The PHA inspects each unit under contract as required (24 CFR 982.405(a))

PHA Response ☒ Yes ☐ No

13 Lease-Up

The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response ☒ Yes ☐ No

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a.Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required.

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section

236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

Or, Number of mandatory FSS slots under HUD-approved exception (If not applicable, leave blank)

b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b+c divided by a) (This is a nonenterable field. The system will calculate the percent when the user saves the page)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable ☒

PHA Response ☐ Yes ☐ No

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

15 Deconcentration Bonus

The PHA is submitting with this certification data which show that :

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY; or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response ☐ Yes ☒ No

[Deconcentration Addendum](#)

[Go to Comments](#)

[Back to Page 1](#)

Save

Reset



Michael Spann
(MJP049)
PIC Main

Assessment
Profile

Reports

Submission

List

Summary

Certification

Profile

Comments

Field Office:

4APH ATLANTA HUB OFFICE

Housing Agency:

GA078 EAST POINT

PHA Fiscal Year End:

9/30/2025

SEMAP

SEMAP CERTIFICATION (Page 2)

Logoff

Performance Indicators

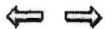
8 Payment Standards(24 CFR 982.503)

The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response ☒ Yes ☐ No

FMR Area Name Fairburn

FMR 4 of 8



Enter current FMRs and payment standards (PS)

0-BR FMR 1566

1-BR FMR 1629

2-BR FMR 1800

3-BR FMR 2169

4-BR FMR 2610

PS 1740

PS 1810

PS 2000

PS 2410

PS 2900

Save

Add

Delete

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months.(24 CFR 5.617)

PHA Response ☒ Yes ☐ No

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982,Subpart K)

PHA Response ☒ Yes ☐ No

11 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract.(24 CFR 982.305)

PHA Response ☒ Yes ☐ No

12 Continuing HQS Inspections(24 CFR 982.405(a))

The PHA inspects each unit under contract as required (24 CFR 982.405(a))

PHA Response ☒ Yes ☐ No

13 Lease-Up

The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response ☒ Yes ☐ No

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a.Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required.

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section

236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

Or, Number of mandatory FSS slots under HUD-approved exception (If not applicable, leave blank)

b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b+c divided by a) (This is a nonenterable field. The system will calculate the percent when the user saves the page)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable ☒

PHA Response ☐ Yes ☐ No

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

15 Deconcentration Bonus

The PHA is submitting with this certification data which show that :

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is atleast two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY; or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response ☐ Yes ☒ No

[Deconcentration Addendum](#)

[Go to Comments](#)

[Back to Page1](#)

Save

Reset



Michael Spann
(MJP040)
PIC Main

SEMAP

Logoff

Assessment Profile | **Reports** | Submission

List

Summary

Certification

Profile

Comments

Field Office: **4APH ATLANTA HUB OFFICE**
Housing Agency: **GA078 EAST POINT**
PHA Fiscal Year End: **9/30/2025**

SEMAP CERTIFICATION (Page 2)

Performance Indicators

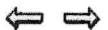
8 Payment Standards(24 CFR 982.503)

The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response ☒ Yes ☐ No

FMR Area Name Palmetto

FMR 5 of 8



Enter current FMRs and payment standards (PS)

0-BR FMR 1353	1-BR FMR 1408	2-BR FMR 1562	3-BR FMR 1881	4-BR FMR 2266
PS 1230	PS 1280	PS 1420	PS 1710	PS 2060

Save Add Delete

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months.(24 CFR 5.617)

PHA Response ☒ Yes ☐ No

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982,Subpart K)

PHA Response ☒ Yes ☐ No

11 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract.(24 CFR 982.305)

PHA Response ☒ Yes ☐ No

12 Continuing HQS Inspections(24 CFR 982.405(a))

The PHA inspects each unit under contract as required (24 CFR 982.405(a))

PHA Response ☒ Yes ☐ No

13 Lease-Up

The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response ☒ Yes ☐ No

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a.Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section

236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

Or, Number of mandatory FSS slots under HUD-approved exception (If not applicable, leave blank)

b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b+c divided by a) (This is a nonenterable field. The system will calculate the percent when the user saves the page)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable ☒

PHA Response ☐ Yes ☐ No

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

15 Deconcentration Bonus

The PHA is submitting with this certification data which show that :

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is atleast two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY; or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response ☐ Yes ☒ No

[Deconcentration Addendum](#)

[Go to Comments](#)

[Back to Page1](#)

Save

Reset



Michael Sparta
(MJP040)
PIC Main

Assessment Profile | Reports | **Submission**

List

Summary

Certification

Profile

Comments

Field Office: **4APH ATLANTA HUB OFFICE**
Housing Agency: **GA078 EAST POINT**
PHA Fiscal Year End: **9/30/2025**

SEMAP

SEMAP CERTIFICATION (Page 2)

Logoff

Performance Indicators

8 Payment Standards(24 CFR 982.503)

The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response ☒ Yes ☐ No

FMR Area Name Union City

FMR 6 of 8



Enter current FMRs and payment standards (PS)

0-BR FMR 1426	1-BR FMR 1480	2-BR FMR 1642	3-BR FMR 1976	4-BR FMR 2376
PS 1320	PS 1370	PS 1520	PS 1830	PS 2200

Save Add Delete

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months.(24 CFR 5.617)

PHA Response ☒ Yes ☐ No

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982,Subpart K)

PHA Response ☒ Yes ☐ No

11 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract.(24 CFR 982.305)

PHA Response ☒ Yes ☐ No

12 Continuing HQS Inspections(24 CFR 982.405(a))

The PHA inspects each unit under contract as required (24 CFR 982.405(a))

PHA Response ☒ Yes ☐ No

13 Lease-Up

The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response ☒ Yes ☐ No

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a.Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required.

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section

236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

Or, Number of mandatory FSS slots under HUD-approved exception (If not applicable, leave blank)

b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b+c divided by a) (This is a nonenterable field. The system will calculate the percent when the user saves the page)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable ☒

PHA Response ☐ Yes ☐ No

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

15 Deconcentration Bonus

The PHA is submitting with this certification data which show that :

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is atleast two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY; or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response ☐ Yes ☒ No

Deconcentration Addendum

[Go to Comments](#)

[Back to Page1](#)



Michael Spann
(MTP040)
PIC Main

Assessment
Profile

Reports

Submission

List

Summary

Certification

Profile

Comments

Field Office:

4APH ATLANTA HUB OFFICE

Housing Agency:

GA078 EAST POINT

PHA Fiscal Year End:

9/30/2025

SEMAP

SEMAP CERTIFICATION (Page 2)

Logoff

Performance Indicators

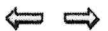
8 Payment Standards(24 CFR 982.503)

The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response ☒ Yes ☐ No

FMR Area Name Riverdale 30296

FMR 7 of 8



Enter current FMRs and payment standards (PS)

0-BR FMR 1444

1-BR FMR 1500

2-BR FMR 1656

3-BR FMR 1996

4-BR FMR 2401

PS 1570

PS 1630

PS 1800

PS 2170

PS 2610

Save

Add

Delete

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months.(24 CFR 5.617)

PHA Response ☒ Yes ☐ No

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982,Subpart K)

PHA Response ☒ Yes ☐ No

11 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract.(24 CFR 982.305)

PHA Response ☒ Yes ☐ No

12 Continuing HQS Inspections(24 CFR 982.405(a))

The PHA inspects each unit under contract as required (24 CFR 982.405(a))

PHA Response ☒ Yes ☐ No

13 Lease-Up

The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response ☒ Yes ☐ No

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a.Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required.

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section

236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

Or, Number of mandatory FSS slots under HUD-approved exception **(If not applicable, leave blank)**

b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b+c divided by a) **(This is a nonenterable field. The system will calculate the percent when the user saves the page)**

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable ☒

PHA Response ☐ Yes ☐ No

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

15 Deconcentration Bonus

The PHA is submitting with this certification data which show that :

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY; or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response ☐ Yes ☒ No

[Deconcentration Addendum](#)

[Go to Comments](#)

[Back to Page1](#)



Michael Spann
(M3PD-10)
PTC Main

SEMAP

Logoff

Assessment
Profile

Reports

Submission

List

Summary

Certification

Profile

Comments

Field Office: 4APH ATLANTA HUB OFFICE
Housing Agency: GA078 EAST POINT
PHA Fiscal Year End: 9/30/2025

SEMAP CERTIFICATION (Page 2)

Performance Indicators

8 Payment Standards(24 CFR 982.503)

The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response ☒ Yes ☐ No

FMR Area Name Riverdale 30274

FMR 8 of 8



Enter current FMRs and payment standards (PS)

0-BR FMR 1404	1-BR FMR 1458	2-BR FMR 1620	3-BR FMR 1955	4-BR FMR 2344
PS 1300	PS 1350	PS 1500	PS 1810	PS 2170

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months.(24 CFR 5.617)

PHA Response ☒ Yes ☐ No

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982,Subpart K)

PHA Response ☒ Yes ☐ No

11 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract.(24 CFR 982.305)

PHA Response ☒ Yes ☐ No

12 Continuing HQS Inspections(24 CFR 982.405(a))

The PHA inspects each unit under contract as required (24 CFR 982.405(a))

PHA Response ☒ Yes ☐ No

13 Lease-Up

The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response ☒ Yes ☐ No

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a.Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required.

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section

236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

Or, Number of mandatory FSS slots under HUD-approved exception (If not applicable, leave blank)

b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b+c divided by a) (This is a nonenterable field. The system will calculate the percent when the user saves the page)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable ☒

PHA Response ☐ Yes ☐ No

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

15 Deconcentration Bonus

The PHA is submitting with this certification data which show that :

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY; or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response ☐ Yes ☒ No

[Deconcentration Addendum](#)

[Go to Comments](#)

[Back to Page1](#)

RESOLUTION NO. 25-11-03

ADOPTING REVISED UTILITY ALLOWANCE SCHEDULE
FOR 183 PUBLIC HOUSING UNITS IN AMP 2 (HURD HOMES) AND
AMP 3 (MARTEL HOMES) AND THE HOUSING CHOICE VOUCHER
PROGRAM

WHEREAS, the Housing Authority of the City of East Point, Georgia (the Housing Authority), is required by the Department of Housing and Urban Development to update the utility allowances annually for all Public Housing units and the Housing Choice Voucher program, and

WHEREAS, the Housing Authority contracted with Energy Consulting, Inc. (EIC) to perform utility allowance updates for FY 2025, and

WHEREAS, the Housing Authority, having reviewed the findings in the Public Housing program utility allowance update from EIC against 2024's adopted utility allowances, concur with EIC's determination that the utility category has changed by at least 10%, and

WHEREAS, the HUD register does not require an update for Public Housing; and

WHEREAS, the Housing Authority, having reviewed the findings in the Housing Choice Voucher utility allowance update from EIC against 2024's adopted utility allowances, concur with EIC's determination that the utility category has changed by at least 10%, and

WHEREAS, the HUD register does require an update for Housing Choice Voucher, and

WHEREAS, the updated utility allowance will remain posted for public review in the lobby of the management office located at 3056 Norman Berry Drive as required by the US Department of Housing and Urban Development.

NOW THEREFORE, BE IT RESOLVED, that the utility allowances provided as an attachment to this resolution and incorporated herein as is fully stated, will be adopted as the Utility Allowance Schedules for use in the Public Housing and Housing Choice Voucher Program, and

BE IT FURTHER RESOLVED, the existing Utility Allowance Schedules will be effective January 1, 2025 for the Public Housing program and the Housing Choice Voucher program, and

BE IT FURTHER RESOLVED, that this Resolution shall take effect November 20, 2025.

Chairperson
Board of Commissioners for the Housing Authority
of the City of East Point, Georgia

Date



ENERGY AUDITS - UTILITY ALLOWANCES - FLAT RENTS - OTHER ENERGY SOLUTIONS

October 28, 2025

East Point Housing Authority
Attn: Mr. Michael Spann, Executive Director
3056 Norman Berry Drive
East Point, GA 30344

Re: Executive Summary - Update of Tenant Utility Allowances

Mr. Spann:

We have completed this year's utility allowance study and are submitting this report for your review. Since the last update in September of 2024, the following allowances have changed as noted:

- East Point Electric allowances have not changed.
- Georgia Natural Gas/Atlanta Gas Light allowances have increased +11% to +13%.
- City water and sewer allowances have not changed.
- Garbage allowances have not changed.

Since a utility category has changed by at least 10%, the HUD register does require an update at this time. When updated, the dollar increases will range from +\$7 to +\$13 a month, depending on bedroom type.

Monthly allowances include allowance usages (kWh's and ccf) as specified by HUD (pages 4, 5) for all applicable utilities **except comfort heating**. (HUD does not allow allowances to include comfort cooling or clothes dryers.) Comfort heating, as specified by HUD, was calculated based on actual areas of attic, wall, windows, doors and slab to include thermal values of insulation, storm windows, etc; as well as local **average** weather data as provided by a governmental agency to determine the heating energy usage. Current utility rates (page 6), to include all applicable taxes and fuel adjustments, were used to arrive at the monthly average dollar amount for each tenant paid utility.

Should you have any questions regarding this report, please give us a call. Thank you for using us as your energy consultant.

Best regards,


Matt Lewis

Tenant Utility Allowance Report

East Point Housing Authority
P.O. Box 91363
East Point, GA 30364

Mr. Michael Spann, Executive Director

Projects Evaluated:

Community 003 Martel Homes
Community 004 Hurd Homes



Date Revised: October 28, 2025

Projects Evaluated:

- 1 Community 003 Martel Homes
- 2 Community 004 Hurd Homes



GPNA - Energy Audits - Utility Allowances - Flat Rents - Other Energy Solutions

Larry A. Lewis, PE, President, O 205-980-9091, C 205-478-6485, F 205-980-1060

PUBLIC HOUSING DWELLING UNITS

METHODOLOGY FOR ESTABLISHING TENANT ALLOWANCE FOR UTILITIES

GENERAL:

Tenant allowance for PHA-Furnished Utilities and Tenant-Purchased Utilities are estimated by bedroom type, for each of the following dwelling-unit types: 1) stand alone house (single story); 2) attached, single story (includes duplex, triplex and row houses); 3) attached, two stories or more; and 4) attached, townhouse (up-stairs & down-stairs in the same dwelling unit). Utility usage's have been established to approximate a reasonable consumption level by a conservative household of modest circumstances consistent with the requirement of a safe, sanitary, and healthful living environment. Every effort has been made to comply fully with Federal Register 24 CFR, Part 965, and Subpart E.

ENERGY:

Building load, or thermal envelop heat loss information, comfort heating equipment efficiency, and energy for comfort heating are calculated using well founded engineering procedures as outlined in the Air Conditioning Contractors of America's (ACCA Manual J, Seven Edition), Manual S (Residential Equipment Selection); and American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) handbooks. This information along with the hourly weather data for a test reference year (typical year) is used to calculate the heating energy allowance. This information along with the energy for other usage (see page 4) in the dwelling unit for: a) base electrical load (includes lighting, refrigerator, iron, and other small electrical appliances), b) water heating (adjusted to reflect showerhead's flow rate), and c) cooking is then used in calculating the estimated monthly applicable energy usage.

WATER & SEWER:

Water consumption is based on HUD data (adjusted to reflect showerhead's flow rate, and water closet's gallons per flush) and is based on the number of bedrooms in the dwelling unit. See page 4. HUD regulations state that the average person takes 263 ten-minute showers annually, and flushes the water closet five times daily.

GARBAGE:

The allowance for this service is based on local rates or as provided by the housing authority.

OTHER RELEVANT FACTORS AFFECTING ENERGY ALLOWANCES INCLUDE:

- 1) The highest (worst case) calculated heat loss for each type of construction based on bedroom type, and dwelling-unit type.
- 2) The annual energy utilization efficiency (AFUE) rating for fossil fuel heating systems or the heating seasonal performance factor (HSPF) for electric heating systems.

If the tenant pays the local utility company directly, current utility rates were utilized (to include all taxes, applicable fuel adjustments, and applicable rate adjustments) to estimate the monthly bills (rounded off to the nearest dollar amount) for each utility service.

ANNUAL Water and Energy Usage Not Including Comfort Heating
--

Community 003 Martel Homes

Base Load: Includes lighting, refrigerator, iron, TV, radio, & other small appliances.							
	Number of Bedrooms						
Electric (kWh)	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
	1,800	2,520	3,240	3,960	5,040	5,760	6,480

Water Heating: Energy usage is based on the number of bedrooms in the dwelling unit and allows for bathing, shaving, shampoos, food preparation and dishwashing for occupants. Allowances below reflects 2.2 gals/minute shower heads.				
Bedrooms	Electric (kWh)	N'Gas (ccf)	B'Gas (gals)	Oil (gals)
0 BR	1,737	109	120	90
1 BR	2,250	143	157	119
2 BR	2,764	177	194	148
3 BR	3,277	211	231	176
4 BR	4,198	270	294	226
5 BR	4,711	303	331	255
6 BR	5,225	338	368	284

Cooking: Includes surface units and oven.			
Bedrooms	Electric (kWh)	N'Gas (ccf)	B'Gas (gals)
0 BR	660	48	53
1 BR	924	67	74
2 BR	1,188	86	95
3 BR	1,452	106	116
4 BR	1,884	134	147
5 BR	2,112	154	168
6 BR	2,376	173	189

Water: Includes 2.15 gals/flush water closets & 2.2 gals/min. showerheads, washing machine & dishwashing.							
	Number of Bedrooms						
Units	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Gals (1000)	30.58	53.56	71.94	86.32	100.70	115.09	132.97
CCF	40.88	71.61	96.18	115.41	134.63	153.86	177.76

Note: Showerheads with flow-rate at 3.26 gallons per minute (gpm) or higher is equal to bathtub usage.

ANNUAL Water and Energy Usage Not Including Comfort Heating
--

Community 004 Hurd Homes

Base Load: Includes fluorescent lighting, Energy Star refrigerator, iron, TV, radio, & other small appliances.							
	Number of Bedrooms						
Electric (kWh)	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
	947	1,530	2,078	2,661	3,501	4,083	4,666

Water Heating: Energy usage is based on the number of bedrooms in the dwelling unit and allows for bathing, shaving, shampoos, food preparation and dishwashing for occupants. Allowances below reflects 1.7 gals/minute shower heads.				
Bedrooms	Electric (kWh)	N'Gas (ccf)	B'Gas (gals)	Oil (gals)
0 BR	1,594	102	111	84
1 BR	1,965	127	140	108
2 BR	2,335	154	168	131
3 BR	2,706	179	196	154
4 BR	3,484	231	252	198
5 BR	3,855	257	280	221
6 BR	4,225	283	308	244

Cooking: Includes surface units and oven.				
Bedrooms	Electric (kWh)	N'Gas (ccf)	B'Gas (gals)	N'Gas w/spark Ignition (ccf)
0 BR	660	48	53	13
1 BR	924	67	74	32
2 BR	1,188	86	95	51
3 BR	1,452	106	116	71
4 BR	1,884	134	147	99
5 BR	2,112	154	168	119
6 BR	2,376	173	189	138

Water: Includes 1.6 gals/flush water closets & 1.7 gals/min. showerheads, washing machine & dishwashing.							
	Number of Bedrooms						
Units	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Gals (1000)	28.26	48.92	64.98	77.04	89.10	101.16	116.72
CCF	37.78	65.40	86.87	102.99	119.11	135.24	156.04

Note: Showerheads with flow-rate at 3.26 gallons per minute (gpm) or higher is equal to bathtub usage.

East Point Housing Authority

Community 003 Martel Homes

Monthly Tenant Dollar Allowance For Utilities

	Number of Bedrooms in Dwelling Unit							
	1 BR	2 BR	3 BR	4 BR	5 BR			
Electricity	\$ 39	\$ 51	\$ 53	\$ 63	\$ 70			
Gas	\$ 78	\$ 92	\$ 103	\$ 113	\$ 122			
Water	\$ 30	\$ 36	\$ 42	\$ 48	\$ 54			
Sewer	\$ 32	\$ 41	\$ 48	\$ 55	\$ 62			
Garbage	\$ 18	\$ 18	\$ 18	\$ 18	\$ 18			
Total	\$ 197	\$ 238	\$ 264	\$ 297	\$ 326			
Sr. Citizen's Total	\$ 183	\$ 224	\$ 250	\$ 283	\$ 312			

Senior Citizen's Discount:

Atlanta Gas Light (AGL) – Tenants age 65 or older, and an annual household income of \$24,980 or less, qualify for a \$14 monthly credit from AGL. Tenants must make application through their local provider for the AGL Senior Citizens/Low Income assistance.

The Georgia State Office of HUD in PH Circular Vol. No. 06-02 dated January 18, 2006 states:

"The utility allowance provided by the PHA for qualified senior citizens and others as appropriate must be reduced to account for any and all discounts provided by the various utility providers. It is the resident's responsibility to request the discount from the suppliers. Remember the PHA knows the income of the residents and should know the requirements of the various discounts, thus it is the PHA's responsibility to properly implement the utility allowance regulation.

(No cooling or clothes dryers included in allowances:)

Effective Date: _____

Approved by: _____
Executive Director

East Point Housing Authority

Community 004 Hurd Homes

Monthly Tenant Dollar Allowance For Utilities

	Number of Bedrooms in Dwelling Unit						
	1 BR	2 BR	3 BR	4 BR			
Electricity	\$ 46	\$ 53	\$ 53	\$ 62			
Gas	\$ 59	\$ 65	\$ 70	\$ 78			
Water	\$ 28	\$ 33	\$ 38	\$ 42			
Sewer	\$ 30	\$ 37	\$ 43	\$ 48			
Garbage	\$ 18	\$ 18	\$ 18	\$ 18			
Total	\$ 181	\$ 206	\$ 222	\$ 248			
Sr. Citizen's Total	\$ 167	\$ 192	\$ 208	\$ 234			

Senior Citizen's Discount:

Atlanta Gas Light (AGL) – Tenants age 65 or older, and an annual household income of \$14,355 or less, qualify for a \$14 monthly credit from AGL. Tenants must make application through their local provider for the AGL Senior Citizens/Low Income assistance.

The Georgia State Office of HUD in PH Circular Vol. No. 06-02 dated January 18, 2006 states:

"The utility allowance provided by the PHA for qualified senior citizens and others as appropriate must be reduced to account for any and all discounts provided by the various utility providers. It is the resident's responsibility to request the discount from the suppliers. Remember the PHA knows the income of the residents and should know the requirements of the various discounts, thus it is the PHA's responsibility to properly implement the utility allowance regulation.

(No cooling or clothes dryers included in allowances.)

Effective Date: _____

Approved by: _____

Executive Director



ENERGY
CONSULTING, INC.

ENERGY AUDITS

UTILITY ALLOWANCES

FLAT RENTS

OTHER ENERGY SOLUTIONS

October 28, 2025

East Point Housing Authority
Attn: Mr. Michael Spann, Executive Director
P O Box 91363
East Point, GA 30364

Re: Executive Summary – Update of Section-8 CV Tenant Utility Allowances

Mr. Spann:

We have completed the annual evaluation of Section-8 utility allowances and are submitting this report for your review. Changes in utility rates/allowances since our last update in November of 2023, are as follows:

- East Point electric allowances have not changed.
- Georgia Natural Gas allowances have increased about +13%.
- Propane gas allowances have decreased about -1%.
- East Point City water and sewer allowances have not changed.
- Natural Gas customer monthly charges have decreased by about -5%.
- East Point Garbage allowance has not changed.

Since a category has changed by 10% or more, the HUD register does require an update.

The report includes annual allowance usage's (kWh's, CCF & gallons) as specified by HUD for all utilities (Page 2), except comfort heating & cooling. Comfort heating and cooling were calculated based on estimated, but HUD approved, areas for attic, wall, windows, doors and slab to include thermal values of insulation, storm windows, etc.; and local average weather data as provided by a governmental agency. Current utility rates (Page 3), to include all applicable taxes and fuel adjustments, were used to arrive at the monthly dollar amount for electricity, gas, water, sewer, and garbage.

Page 2 for each of the building types, Single Family, Mobile Home, Attached-One Level, and Attached Multi-Level, contains the actual dollar allowances for each bedroom size for each utility category as follows: heating, cooling, other electric, water heating, cooking, water, sewer, garbage, tenant furnished range/microwave, and tenant furnished refrigerator.

Should you have any questions regarding this report, please give me a call. Thank you for using us as your energy consultant.

Best regards,



Matt Lewis

Section-8 Utility Allowance Report

East Point Housing Authority
P.O. Box 91363
East Point, GA 30364
Director of Housing: Ms. Ariana Wilkins

Date Revised: 10-28-25



Section-8 Utility Allowance Design Criteria

Detached Homes - Single Family

WEATHER & DESIGN TEMPERATURES	
Inside Design Heating Temperature	68 degrees F
Inside Design Cooling Temperature	78 degrees F
Outside Design Heating Temperature	21 degrees F
Outside Design Cooling Temperature	94 degrees F

CONSTRUCTION TYPES		
Windows	Single Pane - Metal	1C
Doors	Wood - solid core	10D
Exterior Walls	R-7 insulation	R7
Attic	R-22 insulation	16E
Floors	Slab on grade w/ no insulation	22A
Air Infiltration	Air changes per hour: Winter 1.1 & Summer 0.55	

HEAT LOSS/ GAIN AREAS	
Windows	80 sf
Doors	40 sf
Net Exterior Wall	760 sf
Attic	750 sf
Floors	750 sf
Heated & Cooled Area	750 sf

HEATING & COOLING SYSTEMS	
Efficiencies:	
Gas (AFUE)	75%
Elec. Resistance	100%
Elec Heat Pump (COP @ 47F=3.10; COP @ 17F=2.08)	6.8
Elec. Cooling	10
HVAC Duct Loss/ Gain	8%/ 4%

Section-8 Utility Allowance Design Criteria

Mobile Homes

WEATHER & DESIGN TEMPERATURES	
Inside Design Heating Temperature	68 degrees F
Inside Design Cooling Temperature	78 degrees F
Outside Design Heating Temperature	21 degrees F
Outside Design Cooling Temperature	94 degrees F

CONSTRUCTION TYPES		
Windows	Single Pane - Metal	1C
Doors	Metal - Polystyrene	11C
Exterior Walls	R-7 insulation	MW1
Attic	R-14 insulation	MW2
Floors	Carpeted floor with R-11 insulation	MF5
Air Infiltration	Air changes per hour: Winter 1.0 & Summer 0.5	

HEAT LOSS/ GAIN AREAS	
Windows	80 sf
Doors	40 sf
Net Exterior Wall	952 sf
Attic	750 sf
Floors	750 sf
Heated & Cooled Area	750 sf

HEATING & COOLING SYSTEMS	
Efficiencies:	
Gas (AFUE)	75%
Elec. Resistance	100%
Elec Heat Pump (COP @ 47F=3.10; COP @ 17F=2.08)	6.8
Elec. Cooling	10

Section-8 Utility Allowance Design Criteria

Attached Homes - Single Level

Duplex and Row apts in a One-Level bldg

WEATHER & DESIGN TEMPERATURES	
Inside Design Heating Temperature	68 degrees F
Inside Design Cooling Temperature	78 degrees F
Outside Design Heating Temperature	21 degrees F
Outside Design Cooling Temperature	94 degrees F

CONSTRUCTION TYPES		
Windows	Single Pane - Metal	1C
Doors	Wood - solid core	10D
Exterior Walls	R-11 insulation	12C
Attic	R-19 insulation	16D
Floors	Slab on grade w/ no insulation	22A
Air Infiltration	Air changes per hour: Winter 1.0 & Summer 0.5	

HEAT LOSS/ GAIN AREAS	
Windows	80 sf
Doors	40 sf
Net Exterior Wall	532 sf
Attic	750 sf
Floors	80 ft
Heated & Cooled Area	750 sf

HEATING & COOLING SYSTEMS	
Efficiencies:	
Gas (AFUE)	75%
Elec. Resistance	100%
Elec Heat Pump	6.8
(COP @ 47F=3.10; COP @ 17F=2.08)	
Elec. Cooling	10
HVAC Duct Loss/ Gain	8%/ 4%

Section-8 Utility Allowance Design Criteria

Attached Homes - Multi-Level

Apts. In a Bldg w/ 2 Levels, including Town Homes and Ground Level & Top Level Apts in a bldg w/ more than two levels

WEATHER & DESIGN TEMPERATURES	
Inside Design Heating Temperature	68 degrees F
Inside Design Cooling Temperature	78 degrees F
Outside Design Heating Temperature	21 degrees F
Outside Design Cooling Temperature	94 degrees F

CONSTRUCTION TYPES	
Windows	Single Pane - Metal
Doors	Wood - solid core
Exterior Walls	R-11 insulation
Attic	R-19 insulation
Floors	Slab on grade w/ no insulation
Air Infiltration	Air changes per hour: Winter 1.0 & Summer 0.5

HEAT LOSS/ GAIN AREAS	
Windows	80 sf
Doors	40 sf
Net Exterior Wall	532 sf
Attic	0* sf
Floors	80** ft
Heated & Cooled Area	750 sf
* Ground floor corner dwelling unit is the 'worst case'; therefore no attic area heat losses or gains	
** With Town Homes, only 40 feet of exposed slab is used.	

HEATING & COOLING SYSTEMS	
Efficiencies:	
Gas (AFUE)	75%
Elec. Resistance	100%
Elec Heat Pump	6.8
(COP @ 47F=3.10; COP @ 17F=2.08)	
Elec. Cooling	10

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	DATE: 10-28-25
SECTION 8: ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES	
AREA: East Point Housing Authority UNIT TYPE: Detached Homes - Single Family (stand alone)	

UTILITY OR SERVICE	2.5 BR Monthly Amounts		Monthly Dollar Allowances					
	ccf, kWh,gals	(\$)	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating:								
a. Propane Gas	27.0	\$ 79.30	\$ 40	\$ 56	\$ 71	\$ 87	\$ 111	\$ 127
b. Natural Gas	24.8	19.75	10	14	18	22	28	32
c. Elec Heat Pump	233	26.33	13	18	24	29	37	42
d. Elec Resistance	610	67.50	34	47	61	74	95	108
Air Conditioning:								
	78	10.83	5	8	10	12	15	17
Cooking:								
a. Propane Gas	8.7	25.55	13	18	23	28	36	41
b. Natural Gas	8.0	9.67	5	7	9	11	14	15
c. Electric	110	12.50	6	9	11	14	18	20
Other Electric:								
Lights, Ref, etc.	270	43.58	22	31	39	48	61	70
Water Heating:								
a. Propane Gas	20.3	59.61	30	42	54	66	83	95
b. Natural Gas	18.7	14.75	7	10	13	16	21	24
c. Electric	298	36.33	18	25	33	40	51	58
Water (Gallons)	7,336	n/a	24	32	39	46	53	60
Sewer (Gallons)	7,336	n/a	24	34	45	53	61	69
Garbage								
Single family rate 1can		\$ 21.50	22	22	22	22	22	22
Single family 2 cans		\$ 27.50	28	28	28	28	28	28
Multifamily		\$ 18.00	18	18	18	18	18	18
Nat Gas Customer Chg (AGL + Ga NG)		\$ 41.24	35	38	40	42	45	47
Range/Microwave (if Tenant Owned)		3.00	3	3	3	3	3	3
Refrigerator (if Tenant Owned)		4.00	4	4	4	4	4	4

ACTUAL FAMILY ALLOWANCES (To be used by family to compute allowance. Complete below for actual unit rented.)	UTILITY OR SERVICE	PER MONTH COST
NAME OF FAMILY: ADDRESS OF UNIT: 	Heating	\$
	Air Conditioning	\$
	Cooking	\$
	Other Electric	\$
	Water Heating	\$
	Water	\$
	Sewer	\$
	Garbage Collection	\$
	Range/Microwave (if Tenant Owned)	\$
	Refrigerator (if Tenant Owned)	\$
	N'Gas Customer Charge	\$
	Other (Specify)	\$
NUMBER OF BEDROOMS:	TOTAL	\$

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	DATE: 10-28-25
SECTION 8: ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES	
AREA: East Point Housing Authority	UNIT TYPE: Mobile Homes

UTILITY OR SERVICE	2.5 BR Monthly Amounts		Monthly Dollar Allowances					
	ccf, kWh,gals	(\$)	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating:								
a. Propane Gas	25.0	\$ 73.45	\$ 37	\$ 51	\$ 66	\$ 81	\$ 103	\$ 118
b. Natural Gas	23.0	18.33	9	13	17	20	26	29
c. Elec Heat Pump	206	23.33	12	16	21	26	33	37
d. Elec Resistance	567	62.83	31	44	57	69	88	101
Air Conditioning:								
	105	14.58	7	10	13	16	20	23
Cooking:								
a. Propane Gas	8.7	25.55	13	18	23	28	36	41
b. Natural Gas	8.0	9.67	5	7	9	11	14	15
c. Electric	110	12.50	6	9	11	14	18	20
Other Electric:								
Lights, Ref, etc.	270	43.58	22	31	39	48	61	70
Water Heating:								
a. Propane Gas	20.3	59.61	30	42	54	66	83	95
b. Natural Gas	18.7	14.75	7	10	13	16	21	24
c. Electric	298	36.33	18	25	33	40	51	58
Water (Gallons)	7,336	n/a	24	32	39	46	53	60
Sewer (Gallons)	7,336	n/a	24	34	45	53	61	69
Garbage								
Single family rate 1 can		\$ 21.50	22	22	22	22	22	22
Single family 2 cans		\$ 27.50	28	28	28	28	28	28
Multifamily		\$ 18.00	18	18	18	18	18	18
Nat Gas Customer Chg (AGL + Ga NG)		\$ 41.24	35	38	40	42	45	47
Range/Microwave (if Tenant Owned)		3.00	3	3	3	3	3	3
Refrigerator (if Tenant Owned)		4.00	4	4	4	4	4	4

ACTUAL FAMILY ALLOWANCES (To be used by family to compute allowance. Complete below for actual unit rented.)	UTILITY OR SERVICE	PER MONTH COST
NAME OF FAMILY: ADDRESS OF UNIT: 	Heating	\$
	Air Conditioning	\$
	Cooking	\$
	Other Electric	\$
	Water Heating	\$
	Water	\$
	Sewer	\$
	Garbage Collection	\$
	Range/Microwave (if Tenant Owned)	\$
	Refrigerator (if Tenant Owned)	\$
	N'Gas Customer Charge	\$
	Other (Specify)	\$
NUMBER OF BEDROOMS:	TOTAL	\$

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	DATE: 10-28-25
SECTION 8: ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES	
AREA: East Point Housing Authority	UNIT TYPE: Attached Homes - Duplex & Row Apts in a One-Level Bldg.

UTILITY OR SERVICE	2.5 BR Monthly Amounts		Monthly Dollar Allowances						
	ccf, kWh, gals	(\$)	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating:									
a. Propane Gas	18.3	\$ 53.76	\$ 27	\$ 38	\$ 48	\$ 59	\$ 75	\$ 86	
b. Natural Gas	16.8	13.42	7	9	12	15	19	21	
c. Elec Heat Pump	155	17.67	9	12	16	19	25	28	
d. Elec Resistance	420	46.67	23	33	42	51	65	75	
Air Conditioning:									
	87	12.00	6	8	11	13	17	19	
Cooking:									
a. Propane Gas	8.7	25.55	13	18	23	28	36	41	
b. Natural Gas	8.0	9.67	5	7	9	11	14	15	
c. Electric	110	12.50	6	9	11	14	18	20	
Other Electric:									
Lights, Ref, etc.	270	43.58	22	31	39	48	61	70	
Water Heating:									
a. Propane Gas	20.3	59.61	30	42	54	66	83	95	
b. Natural Gas	18.7	14.75	7	10	13	16	21	24	
c. Electric	298	36.33	18	25	33	40	51	58	
Water (Gallons)	7,336	n/a	24	32	39	46	53	60	
Sewer (Gallons)	7,336	n/a	24	34	45	53	61	69	
Garbage									
Single family rate 1can		\$ 21.50	22	22	22	22	22	22	
Single family 2 cans		\$ 27.50	28	28	28	28	28	28	
Multifamily		\$ 18.00	18	18	18	18	18	18	
Nat Gas Customer Chg (AGL + Ga NG)		\$ 41.24	35	38	40	42	45	47	
Range/Microwave (if Tenant Owned)		3.00	3	3	3	3	3	3	
Refrigerator (if Tenant Owned)		4.00	4	4	4	4	4	4	
ACTUAL FAMILY ALLOWANCES (To be used by family to compute allowance. Complete below for actual unit rented.)			UTILITY OR SERVICE						PER MONTH COST
NAME OF FAMILY:			Heating						\$
			Air Conditioning						\$
ADDRESS OF UNIT:			Cooking						\$
			Other Electric						\$
			Water Heating						\$
			Water						\$
			Sewer						\$
			Garbage Collection						\$
			Range/Microwave (if Tenant Owned)						\$
			Refrigerator (if Tenant Owned)						\$
			N'Gas Customer Charge						\$
			Other (Specify)						\$
NUMBER OF BEDROOMS:			TOTAL						\$

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	DATE: 10-28-25
SECTION 8: ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES	
AREA: East Point Housing Authority	UNIT TYPE: Attached Apts in a Bldg with Two-Levels including Town Homes

UTILITY OR SERVICE	2.5 BR Monthly Amounts		Monthly Dollar Allowances					
	ccf, kWh, gals	(\$)	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating:								
a. Propane Gas	12.0	\$ 35.13	\$ 18	\$ 25	\$ 32	\$ 39	\$ 49	\$ 56
b. Natural Gas	11.0	8.83	4	6	8	10	12	14
c. Elec Heat Pump	107	12.25	6	9	11	13	17	20
d. Elec Resistance	291	32.50	16	23	29	36	46	52
Air Conditioning:								
	83	11.42	6	8	10	13	16	18
Cooking:								
a. Propane Gas	9	25.55	13	18	23	28	36	41
b. Natural Gas	8	9.67	5	7	9	11	14	15
c. Electric	110	12.50	6	9	11	14	18	20
Other Electric:								
Lights, Ref, etc.	270	43.58	22	31	39	48	61	70
Water Heating:								
a. Propane Gas	20.3	59.61	30	42	54	66	83	95
b. Natural Gas	18.7	14.75	7	10	13	16	21	24
c. Electric	298	36.33	18	25	33	40	51	58
Water (Gallons)	7,336	n/a	24	32	39	46	53	60
Sewer (Gallons)	7,336	n/a	24	34	45	53	61	69
Garbage								
Single family rate 1can		\$ 21.50	22	22	22	22	22	22
Single family 2 cans		\$ 27.50	28	28	28	28	28	28
Multifamily		\$ 18.00	18	18	18	18	18	18
Nat Gas Customer Chg (AGL + Ga NG)		\$ 41.24	35	38	40	42	45	47
Range/Microwave (If Tenant Owned)		3.00	3	3	3	3	3	3
Refrigerator (If Tenant Owned)		4.00	4	4	4	4	4	4

ACTUAL FAMILY ALLOWANCES (To be used by family to compute allowance. Complete below for actual unit rented.) NAME OF FAMILY: ADDRESS OF UNIT: NUMBER OF BEDROOMS:	<table style="width: 100%;"> <tr> <th style="text-align: center;">UTILITY OR SERVICE</th> <th style="text-align: center;">PER MONTH COST</th> </tr> <tr><td>Heating</td><td style="text-align: right;">\$</td></tr> <tr><td>Air Conditioning</td><td style="text-align: right;">\$</td></tr> <tr><td>Cooking</td><td style="text-align: right;">\$</td></tr> <tr><td>Other Electric</td><td style="text-align: right;">\$</td></tr> <tr><td>Water Heating</td><td style="text-align: right;">\$</td></tr> <tr><td>Water</td><td style="text-align: right;">\$</td></tr> <tr><td>Sewer</td><td style="text-align: right;">\$</td></tr> <tr><td>Garbage Collection</td><td style="text-align: right;">\$</td></tr> <tr><td>Range/Microwave (If Tenant Owned)</td><td style="text-align: right;">\$</td></tr> <tr><td>Refrigerator (If Tenant Owned)</td><td style="text-align: right;">\$</td></tr> <tr><td>N'Gas Customer Charge</td><td style="text-align: right;">\$</td></tr> <tr><td>Other (Specify)</td><td style="text-align: right;">\$</td></tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$</td> </tr> </table>	UTILITY OR SERVICE	PER MONTH COST	Heating	\$	Air Conditioning	\$	Cooking	\$	Other Electric	\$	Water Heating	\$	Water	\$	Sewer	\$	Garbage Collection	\$	Range/Microwave (If Tenant Owned)	\$	Refrigerator (If Tenant Owned)	\$	N'Gas Customer Charge	\$	Other (Specify)	\$	TOTAL	\$
UTILITY OR SERVICE	PER MONTH COST																												
Heating	\$																												
Air Conditioning	\$																												
Cooking	\$																												
Other Electric	\$																												
Water Heating	\$																												
Water	\$																												
Sewer	\$																												
Garbage Collection	\$																												
Range/Microwave (If Tenant Owned)	\$																												
Refrigerator (If Tenant Owned)	\$																												
N'Gas Customer Charge	\$																												
Other (Specify)	\$																												
TOTAL	\$																												

RESOLUTION NO. 25-11-04
HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA
(DELOWE VILLAGE)

WHEREAS, the Housing Authority of the City of East Point, Georgia (the "Authority") is a public body corporate and politic of the State of Georgia (the "State"), by virtue of The Housing Authorities Law of the State of Georgia, O.C.G.A. Section 8-3-1 et seq., as amended (the "Act"), and pursuant to activating resolutions duly adopted, declaring a need for a housing authority to function in and for the City of East Point, Georgia and is now existing and operating as a public body corporate and politic; and

WHEREAS, the Authority was created for the purpose, *inter alia*, of enabling the financing of safe and sanitary multifamily dwelling units for citizens in the State of Georgia with low and moderate income, as the Act empowers;

WHEREAS, the Authority has determined and does hereby confirm that the recapitalization, rehabilitation, redevelopment, operation and maintenance of an approximately 96-unit multifamily housing facility for individuals and families of low and moderate income known as DeLowe Village located at 2360 Drive, in the City of East Point, Fulton County, Georgia (the "Project") and to be owned by Delowe Village, LP, a Georgia limited partnership (the "Partnership"), will be in all respects for the benefit of the people of the State, for the improvement of their health, safety, convenience, and economic welfare and for the enhancement of the opportunities for safe and sanitary housing and is a public purpose and that the Authority, by assisting with the Project, will be acting in the manner consistent with and in furtherance of the provisions of the Act;

WHEREAS, the Partnership was formed for the limited purpose of recapitalizing, redeveloping, rehabilitating, operating and maintenance of the Project;

WHEREAS, Delowe Village Partners, LLC, a Georgia limited liability company ("General Partner") is the Managing Member of the Partnership;

WHEREAS, HACEPG DeLowe Village, LLC, a Georgia limited liability company (the "HACEPG Member"), LSR Delowe Village, LLC (the "LSR Member"), and ANDP Delowe Village, LLC (the "ANDP Member"), are the members of the General Partner;

WHEREAS, East Point Community and Economic Development Corporation, Inc., a Georgia nonprofit corporation, is the sole member and manager of HACEPG Member;

WHEREAS, the ownership of the membership interest in the General Partner by the HACEPG member, and the provision of PBVs by the Authority will provide evidence of the Authority's participation in the Project, and the Authority has authorized Resolution 25-09-06, desiring to designate this involvement as a "private enterprise agreement" in accordance with O.C.G.A. Section 8-3-3(13.1);

WHEREAS, the General Partner intends to enter into that certain Operating Agreement (the

"Operating Agreement") among the HACEPG Member, the LSR Member, and the ANDP Member, to provide services with respect to the development of the Project;

WHEREAS, the Authority has determined it is in the best interest of the Authority to proceed with the transactions contemplated by the Operating Agreement and, in connection therewith, the Authority desires to authorize and approve the Operating Agreement and all documents, agreements, transactions, and other actions contemplated thereby;

WHEREAS, in order to support the rehabilitation of the Project, the Authority, as contract administrator, and the Partnership, as project owner, will enter into that certain Section 8 Project-Based Voucher Program Housing Assistance Payments Contract for twenty (20) units (the "PBV HAP Contract");

WHEREAS, the Board of Commissioners of the Authority has determined that it is in the best interests of Authority to proceed with the transactions contemplated herein in connection with the Project and desires to authorize and approve all documents, agreements, transactions and other actions contemplated thereby (collectively, the "Transactions").

NOW, THEREFORE, BE IT RESOLVED, by the members of the Board of Commissioners of the Authority, that Authority is hereby authorized and directed to take all actions necessary and appropriate to enter and consummate the Transactions, including, but not limited to, entering into the Operating Agreement, the Equity Documents to which it is a party, and the PBV HAP Contract, and to execute and perform the obligations under any and all Documents (as defined below) to which it is a party;

FURTHER RESOLVED, that Authority, as the authority undertaking the housing project, has determined, and hereby does determine, that the persons for whom the LIHTC Units are reserved are "persons of low income" in accordance with O.C.G.A. Section 8-3-3(13);

FURTHER RESOLVED, that Douglas E. Jones, as the Chairperson of Authority, Kenneth Frazier, as the Vice-Chairperson of the Authority, and Michael Spann, as Executive Director of the Authority (each an "Authorized Officer" and collectively, the "Authorized Officer") are hereby authorized, directed, and empowered, ACTING ALONE, to take any and all actions, and to execute, amend, modify, and deliver, on behalf of the Authority, any and all instruments which the Authorized Officer determines in his or her discretion, to be necessary, appropriate, and/or desirable in order to effectuate the transactions contemplated by the foregoing resolutions;

FURTHER RESOLVED, that the Authorized Officers be and hereby are authorized and directed, ACTING ALONE, to execute and deliver in the name of and on behalf of the Authority the Operating Agreement, the Equity Documents to which it is a party, the LURC, the PBV HAP Contract, and any and all promissory notes, deeds to secure debt, security agreements, indentures, assignment of collateral, loan agreements, surety agreements, guaranties, indemnities, financing statements, operating agreements, development agreements, purchase agreements, assignments, management agreements, oversight management agreements, letters of credit, partnership agreements, resolutions, consents and any and all amendments thereto and any other agreements and instruments of any kind or nature whatsoever (collectively, the "Documents"), and to take from

time to time any other actions deemed necessary or desirable by the Authorized Officer to carry out the intent of the foregoing resolutions;

FURTHER RESOLVED, that the Documents shall contain such other terms, covenants, provisions and conditions in addition to those set out above, as may be deemed necessary or desirable by the Authorized Officer (the execution of which by the Authorized Officer to be conclusive proof that all of the terms, covenants, provisions and conditions thereof are deemed necessary and desirable by the Authorized Officer and the Authority);

FURTHER RESOLVED, that any and all actions heretofore taken by any officer, director or agent of the Authority to execute and deliver the Documents authorized by these resolutions or to effect the actions authorized by the foregoing resolutions or otherwise in furtherance of the actions authorized by the foregoing resolutions are hereby approved, ratified and confirmed in all respects.

[Remainder of page intentionally left blank]

After unanimous consensus of the Board of Commissioners, the foregoing Resolution is hereby approved and adopted by the Board of Commissioners of the Housing Authority of the City of East Point, Georgia, at its Regular Meeting this _____ day of November, 2025.

Chairperson
Board of Commissioners

Michael Spann
Secretary

EPHA –Historical Incentive Awards

• Bonus Award in 2022

- Staff (17):
- Executive Director:
- Source:
- Total Distributed:

5.75%
5.75%
EPHA Unrestricted Funds
\$ 44,500

• Bonus Award in 2023

- Staff (17):
- Executive Director:
- Source:
- Total Distributed:

5.0%
5.0%
EPHA Unrestricted Funds
\$45,750

• Bonus Award in 2024

- Staff (17):
- Executive Director:
- Source:
- Total Distributed:

5.0%
5.0%
EPHA Unrestricted Funds
\$42,125 (lower due to three new employees)

EPHA –Historical Incentive Awards

Salary Budget 2026:	\$977,324
5.0%:	\$ 48,866

Bonus Award Request 2025:

- Staff (17): 5.0%
- Executive Director: 5.0%
- Source: EPHA Unrestricted Funds
- Total Distribution Not to exceed 5.0%: \$ 48,866

Awards based on multiple factors:

- ✓ Time at agency
- ✓ Performance Rating
- ✓ Achievement of Goals