



## **Annual Plan for Fiscal Year 2026**

**3056 Norman Berry Drive**

**East Point, GA 30344**

**404-768-0078**

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

***DRAFT ONLY***

<b>Streamlined Annual PHA Plan</b> <i>(Small PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

**Applicability.** The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

**Definitions.**

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

<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<p> <b>PHA Name:</b> <u>EAST POINT HOUSING AUTHORITY</u>      <b>PHA Code:</b> <u>GA078</u>  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/01/2026</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>180</u>      <b>Number of Housing Choice Vouchers (HCVs)</b> <u>543</u>  <b>Total Combined</b> <u>723</u>  <b>PHA Plan Submission Type:</b>   <input checked="" type="checkbox"/> Annual Submission                      <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Public Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.         </p> <p> <b>How the public can access this PHA Plan:</b>          The public can access the PHA plan on our website, <a href="http://www.eastpointha.org">www.eastpointha.org</a>, as well as in person at our main office located at 3056 Norman Berry Drive, East Point, GA, 30213.         </p>

**PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

**B. Plan Elements Submitted with 5-Year PHA Plans.** Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).

**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **5-Year PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office Review.  
See attached

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

See attached Strategic Plan for details on planned development and related demolition/disposition activities

## **Deconcentration of Housing Statement**

### **East Point Housing Authority – Annual PHA Plan**

The East Point Housing Authority (EPHA) is committed to promoting the equitable distribution of assisted housing opportunities and avoiding the over-concentration of public housing and other HUD-assisted units within specific developments or geographic areas. EPHA's deconcentration of housing strategy is designed to expand housing choice, support mixed-income communities, and affirmatively further fair housing.

In accordance with **24 CFR §903.7(b)** and **HUD deconcentration and fair housing requirements**, EPHA annually reviews the geographic distribution of its public housing and project-based voucher (PBV) units, resident income characteristics, and surrounding neighborhood conditions. This review informs admissions, transfers, program administration, and development decisions.

### **Deconcentration Strategy**

EPHA employs the following strategies to promote deconcentration of housing assistance:

- **Admissions and Leasing Practices:**  
EPHA may manage admissions and leasing decisions, including the use of site-based waiting lists, to support balanced occupancy across developments and to prevent over-concentration of assisted housing in any one area.
- **Transfers and Mobility:**  
EPHA encourages and supports voluntary resident mobility, including transfers where available, to expand access to a range of housing options and neighborhoods.
- **Project-Based Voucher Siting:**  
EPHA complies with HUD PBV concentration limits and prioritizes the placement of PBV units in areas that promote access to community resources, transportation, employment, and services, while avoiding excessive clustering.
- **Development and Redevelopment Planning:**  
Deconcentration objectives are considered in planning for rehabilitation, redevelopment, RAD conversions, and mixed-finance or scattered-site developments, consistent with HUD approvals.

### **Fair Housing Compliance**

EPHA administers its deconcentration policies consistent with the **Fair Housing Act, Title VI of the Civil Rights Act, Section 504**, the **Americans with Disabilities Act**, and **VAWA**.

No applicant or resident is denied housing assistance solely for the purpose of deconcentration, and participation in transfer or mobility initiatives is voluntary unless otherwise required by a HUD-approved redevelopment plan.

**Monitoring and Reporting**

EPHA documents its deconcentration analysis and related actions and reports progress through its Annual and Five-Year PHA Plans. Policies and practices are reviewed annually to ensure continued compliance with HUD requirements and alignment with EPHA's obligation to affirmatively further fair housing.

## East Point Housing Authority Strategic Plan Strategic Goals and Priority Actions

### Goal 1: Develop and Build More Housing

Strengthen EPHA's housing portfolio by redeveloping existing sites, activating underutilized properties, and pursuing new development opportunities that expand affordable and workforce housing options.

#### Strategies & Key Actions

##### Activate Off-Road Property

- Conduct visioning and determine future use
- Incorporate public input into a development framework
- Identify tenant and/or partner

##### Redevelop Hurd Property (Expand from 35 to 75–100 units)

- Conduct visioning and establish development framework
- Issue RFQ for development partner
- Select development partner
- Submit tax credit application

##### Develop a Small Workforce Housing Property (4–8 units)

- Identify potential sites
- Acquire site or initiate new construction
- Complete development and begin operations

##### Redevelop Martel Property (Expand from 150 to 350+ units)

- Conduct visioning and establish development framework, including public meetings
- Issue RFQ for development partner
- Select development partner
- Submit Phase I tax credit application

##### Monitor Woodbury Property

- Continue tracking opportunities and timing for redevelopment

#### Expected Outcomes

- Increased number of affordable and mixed-income units
- Stronger partnerships with developers and community stakeholders
- Clear development pipeline supporting long-term growth

#### Timelines

- Off-Road development framework: End of Q2 2026
- Tenant/partner identified: End of 2026
- Hurd RFQ: Q3 2026
- Hurd partner selection: November 2026
- Hurd tax credit application: March 2027
- Workforce housing site identification: Ongoing
- Workforce housing acquisition/construction: December 2026
- Workforce housing completion/operations: December 2029
- Martel visioning begins: March 2027
- Martel RFQ: Q2 2027
- Martel partner selection: September 2027
- Martel Phase I tax credit application: March 2029

## Goal 2: Expand Resident Services

Enhance resident well-being and economic mobility by strengthening service offerings, expanding FSS participation, and increasing access to mental health, education, and employment supports.

### Strategies & Key Actions

#### Strengthen the Family Self-Sufficiency (FSS) Program

- Increase participation in Public Housing and HCV programs
- Assess capacity for expansion
- Set annual participation goals aligned with HUD thresholds

#### Build Resident Services Staffing & Infrastructure

- Hire a full-time Resident Services Coordinator
- Develop quarterly class offerings
- Contract for Mental Health First Aid certification

#### Expand Resident Support Services

- Establish services in job placement, resume writing, childcare, education, financial literacy, and mental health
- Formalize relationship with a preferred mental health provider
- Increase outreach and participation in FSS and other programs

#### Prepare for Time-Limit Policy Changes

- Monitor legislative and regulatory changes
- Inform residents proactively about potential impacts
- Follow NAHRO policy guidance

### Expected Outcomes

- Increased resident participation in programs that support economic mobility
- Improved access to mental health and wellness services
- Stronger infrastructure for long-term resident engagement

## Timelines

- FSS participation goals: Annual, ongoing
- Resident Services Coordinator hired: FY 2027
- Quarterly class schedule: 2026–2028
- Mental Health First Aid certification contract: End of Q3 2026
- Legislative monitoring & resident communication: Ongoing

## Goal 3: Sustain and Expand Capacity for Staff and Board

Strengthen EPHA’s internal capacity through leadership development, succession planning, training, and cross-functional skill building.

### Strategies & Key Actions

#### Develop Succession Planning

- Create staff and board succession plan
- Engage emerging leaders within EPHA
- Initiate discussions with new Mayor
- Develop 2–3 year succession plan modeled on peer housing authorities

#### Strengthen Staff Capacity

- Implement cross-training across departments
- Ensure Deputy Executive Director role is in place
- Provide ongoing general training and conference participation

#### Build LIHTC & Property Management Expertise

- Begin LIHTC training for property management staff
- Create written training policy in HR manual
- Review Norman Berry training and establish MOU

### Expected Outcomes

- Strong leadership pipeline for continuity and stability
- Increased staff competency in development, compliance, and property management
- Improved organizational resilience

## Timelines

- Succession plan completed: End of 2026
- Mayor engagement: Q2 2026
- LIHTC training begins: Q1 2027
- Training policy finalized: Q2 2027
- Norman Berry MOU: Q4 2026

## Goal 4: Diversify Revenue Streams (Increase Unrestricted Assets)

Strengthen EPHA's financial sustainability by expanding revenue-generating activities, building property management capacity, and establishing new business structures.

### Strategies & Key Actions

#### Strengthen Financial Position

- Collect outstanding Hillcrest I debt

#### Develop Property Management Capacity

- Establish an LLC
- Develop business plan
- Begin managing EPHA properties directly
- Establish timeline for full management transition

#### Expand External Revenue Opportunities

- Secure private enterprise management agreements
- Review Norman Berry MOU needs related to LIHTC training

### Expected Outcomes

- Increased unrestricted revenue to support innovation and resident services
- Stronger internal property management operations
- Expanded business lines that support long-term sustainability

### Timelines

- Hillcrest I debt collection: Q2 2026
- LLC creation: Q2 2026
- Business plan: Q4 2026
- Begin property management: Q2 2027
- Management transition timeline: Q1 2027
- Five private enterprise agreements: By end of 2028

## Goal 5: Build Trust and Brand Through Storytelling

Strengthen EPHA's visibility, credibility, and community relationships through intentional communication and storytelling.

### Strategies & Key Actions

#### Develop and Share Impact Stories

- Collect at least five resident or program stories
- Identify key messages and messengers

**Strengthen Communications Infrastructure**

- Establish and launch EPHA website and social media accounts
- Assign responsibility for content creation and maintenance

### **Expected Outcomes**

- Increased public awareness of EPHA's impact
- Stronger relationships with residents, partners, and local government
- Consistent, professional communication across platforms

### **Timelines**

- Story collection: 2026
- Messaging framework: End of Q2 2026
- Website & social media launch: End of Q2 2026

## Master Timeline

### 2026

#### Q1 2026

- Begin monitoring Woodbury redevelopment opportunities (ongoing)
- Begin monitoring legislative/rule changes related to time-limit policies (ongoing)
- Continue informing residents of possible policy changes (ongoing)
- Follow NAHRO policy advocacy guidance (ongoing)

#### Q2 2026

- Off-Road development framework completed
- Hurd development framework completed
- Engage in discussion with new Mayor
- Collect outstanding Hillcrest I debt (Hillcrest I payment)
- Establish LLC for property management
- Identify messaging and messengers for storytelling
- Launch EPHA website and social media accounts
- Assign staff responsibility for communications maintenance

#### Q3 2026

- Issue RFQ for Hurd development partner
- Contract for Mental Health First Aid certification

#### Q4 2026

- Select Hurd development partner (November 30)
- Identify tenant/partner for Off-Road property
- Acquire site or begin construction for small workforce housing property
- Complete staff and board succession plan
- Review Norman Berry training and create MOU
- Complete business plan for LLC

### 2027

#### Q1 2027

- Begin LIHTC training for property management employees
- Establish timeline for transition to EPHA-managed properties

#### Q2 2027

- Begin managing EPHA properties directly
- Finalize written training policy in HR manual
- Issue RFQ for Martel development partner

**Q3 2027**

- **Select Martel development partner (September)**

**Q4 2027**

- **Hire full-time Resident Services Coordinator (FY 2027)**
- **Continue quarterly resident class offerings**

**2028**

**Full Year 2028**

- **Secure five private enterprise property management agreements**
- **Continue quarterly resident class offerings**
- **Continue expansion of FSS participation (annual goals)**
- **Continue cross-training and general staff development**
- **Continue monitoring legislation and informing residents**

**2029**

**Q1 2029**

- **Submit Phase I tax credit application for Martel redevelopment**

**Q4 2029**

- **Complete development and begin operations for small workforce housing property**

**Ongoing (2026–2029)**

- **Identify site for small workforce housing property**
- **Monitor Woodbury redevelopment opportunities**
- **Increase participation in FSS program**
- **Provide resident services (job placement, resume writing, childcare, education, financial literacy, mental health services)**
- **Conduct outreach and education on FSS and resident programs**
- **Staff cross-training and general training**
- **Participation in GAHRA and SERC conferences**
- **Legislative monitoring and resident communication**

**B.3 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

**Summary of Strategic Plan Accomplishments:**

During the 2026 - 2029 Strategic Plan period, the East Point Housing Authority (EPHA) made significant progress advancing its mission and strengthening its impact in the community. Four of the five strategic goals were successfully completed, resulting in measurable organizational, financial, and community benefits.

**Goal 1: Develop and Build More Housing - Completed**

EPHA substantially strengthened its development pipeline by advancing multiple redevelopment and new construction initiatives. The Authority completed visioning and planning for key sites, secured development partners through competitive processes, and positioned major projects for financing through tax credit applications. Collectively, these efforts expanded the supply of affordable and workforce housing, improved long term development readiness, and reinforced EPHA's role as a proactive housing developer in East Point.

**Goal 2: Expand Resident Services - Completed**

EPHA enhanced its resident-focused service model by expanding Family Self-Sufficiency participation, increasing access to workforce development, financial literacy, education, and mental health supports, and strengthening resident engagement infrastructure. New staffing and partnerships improved service delivery capacity, while consistent outreach increased awareness and utilization of available programs. These efforts contributed to improved resident stability, well-being, and pathways toward economic mobility.

**Goal 4: Diversify Revenue Streams - Completed**

The Authority achieved meaningful progress toward financial sustainability by increasing unrestricted assets and building new revenue-generating capacity. EPHA established new business structures, expanded property management capabilities, and pursued private enterprise partnerships. These actions reduced reliance on traditional funding sources, strengthened long-term fiscal resilience, and created greater flexibility to reinvest in housing development and resident services.

**Goal 5: Build Trust and Brand Through Storytelling - Completed**

EPHA successfully elevated its public profile and community trust through intentional communications and storytelling. The Authority collected and shared resident and program impact stories, launched and strengthened digital communications platforms, and clarified key messages for stakeholders. As a result, EPHA improved visibility, reinforced credibility with partners and local government, and deepened relationships with residents and the broader community.

**Goal 3: Sustain and Expand Capacity for Staff and Board - Not Completed**

While some incremental progress was made, the goal of fully sustaining and expanding staff and board capacity through succession planning, leadership development, and comprehensive training was not completed during the plan period. This area presents a clear opportunity for focused investment and prioritization in the next strategic planning cycle.

**B.4 Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.  
**Approved August 2025; submitted in EPIC**

**B.5 Most Recent Fiscal Year Audit.**

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

**Plan Elements Submitted All Other Years (Years 1-4).** Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.

**B.1 New Activities**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.

**Initial planning for demolition/dispostion for Martel and Hurd housing units are scheduled for FY2026.**

(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.

**n/a**

(d) The PHA must submit its Deconcentration Policy for Field Office Review.

**See attached**

B.2	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>
C	<p><b>Other Document or Certification Requirements for Annual Plan Submissions.</b> Required in all submission years.</p>
C.1	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attached</p>
C.2	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attached</p>
C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Pet Policy Updated March 2026  ACOP Update August 2026</p>

C.4

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

(a) Did the public challenge any elements of the Plan?

Y    N

(b) If yes, include Challenged Elements.

## **Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small PHAs**

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

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

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

**B. Plan Elements.** PHAs must complete this section during the years where the 5-Year Plan is also due (24 CFR 903.12).

- B.1 Revision of Existing PHA Plan Elements.** PHAs must: Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

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

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

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

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

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act (24 CFR 903.7(k) and 24 CFR 903.12(b)).

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

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

- B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the applicable Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

**Choice Neighborhoods Grants.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD’s website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

**Modernization or Development (Conventional & Mixed-Finance).** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and 2) A timetable for the submission of applications or proposals. The

application and approval process for modernization or development is a separate process. See 24 CFR part 905 and guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

**Demolition and/or Disposition.** With respect to public housing only, describe (1) any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/centers/sac/demo\\_dispo/](https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/) and 24 CFR 903.7(h).

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) An analysis of the projects or buildings required to be converted; and (3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac/>) and 24 CFR 903.7(j).

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

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

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3)).

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

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

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

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

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

**B. Annual Plan Elements Submitted All Other Years (Years 1-4).** PHAs must complete this section during the years where the 5-Year Plan is also due (24 CFR 903.12).

**B.1 New Activities.** If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

**Choice Neighborhoods Grants.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

**Modernization or Development (Conventional & Mixed-Finance).** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and 2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. See 24 CFR part 905 and guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

**Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/centers/sac/demo\\_dispo/](https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/) and 24 CFR 903.7(h).

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) An

analysis of the projects or buildings required to be converted; and (3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

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**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

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

**B.2 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

### C. Other Document and/or Certification Requirements.

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

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

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 2.67 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

**Statement of Significant Amendment/Modification**  
**Housing Authority City of East Point Georgia - GA078 (FY2026)**

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Significant Amendment or Substantial Deviation/Modification - as referenced in the Quality Housing and Work Responsibility Act of 1998, Section 511, (g), a significant amendment or modification to the annual plan may not be adopted, other than at a duly called meeting of the governing board of the public housing agency that is open to the public after a 45 day public notice; and be implemented, until notification of the amendment or modification is provided to the Secretary of the Department of Housing and Urban Development (HUD) and approved. Amendments or modifications, which are not defined as being significant and will not be subject to a public meeting with a 45-day public notice and notification to the Secretary of HUD will be the following amendments or modifications:

1. The transfer of work projects, from one grant year to another in the Capital Fund Program (fungibility), which are included in the approved Capital Fund Program 5-Year Action Plan; **(N/A)**
2. The transfer of funds in the Capital Fund Program from one line item to another within the same grant year budget; **(N/A)**
3. Additional work projects funded by the Capital Fund Program not included in the 5- Year Action Plan, which have been deemed to be emergencies; **(N/A)**
4. Policy changes resulting from HUD or other federal agency mandates, regulations, or directives; and **(N/A)**
5. Any changes in the Housing Choice Voucher Administrative Plan or Public Housing Admissions and Continued Occupancy Policy, which are not specifically described in the HUD PHA 5-Year and Annual Plan or required PHA Plan elements. **(N/A)**

The Housing Authority City of East Point Georgia has defined its Significant Amendment or Modification to the CFP 5-Year Plan and Action Plan per the requirements found in CFR 24§903.7(r)(2):

1. Addition of non-emergency work items exceeding 25% of the total grant (items not included in the current Annual Statement or 5-Year Action Plan); and
2. Any changes regarding demolition or disposition, capital fund financing program, homeownership program, development, RAD conversion or mixed finance proposal activities.

Exception: An exception to this definition will be made for the need to respond immediately to emergencies, disasters, or unforeseen significant events that threaten the health and safety of the PHA residents.

*Michael Spann*

Executive Director

April 20, 2026

Date

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

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires: 09/30/2027

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

I, Redmond Jones, the City Manager  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years \_\_\_\_\_ and/or Annual PHA Plan for fiscal  
year 2026 of the East Point Housing Authority is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or  
strategies to:

City of East Point, Georgia

*Local Jurisdiction Name*

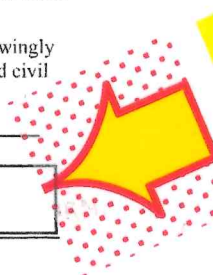
pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

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

See attached

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly  
submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil  
and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: <b>Redmond Jones</b>	Title: <b>City Manager</b>
Signature:	Date:



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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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## **Consistency with the City of East Point Consolidated Plan – HUD 50077-SL**

### **East Point Housing Authority – Annual PHA Plan**

The East Point Housing Authority's (EPHA) PHA Plan is consistent with the **City of East Point's Consolidated Housing and Community Development Plan** in both purpose and implementation. Both plans emphasize preserving and expanding affordable housing opportunities, reducing housing instability, affirmatively furthering fair housing, and improving the quality of life for low- and moderate-income residents.

### **Affordable Housing Preservation and Access**

The City of East Point's Consolidated Plan identifies the preservation and availability of affordable housing as a key priority. EPHA's PHA Plan supports this goal through continued operation and maintenance of public housing, administration of Housing Choice Vouchers, and strategic use of Project-Based Vouchers and other HUD resources to ensure long-term housing affordability for eligible households.

### **Deconcentration and Housing Choice**

The Consolidated Plan supports reducing concentrations of poverty and expanding housing choice throughout the community. EPHA's PHA Plan advances this objective through its **Deconcentration of Housing Policy**, site-based admissions practices, voluntary mobility options, and thoughtful siting of assisted housing. These strategies support broader geographic access to housing opportunities, community amenities, employment centers, and transportation.

### **Fair Housing and Equity**

Both plans emphasize compliance with the **Fair Housing Act** and the obligation to **affirmatively further fair housing (AFFH)**. EPHA's admissions, occupancy, and transfer policies are designed to prevent discrimination, promote equitable access to housing, and protect the rights of persons with disabilities, families with children, and other protected populations, consistent with the City's fair housing goals.

### **Support for Vulnerable Populations**

The City's Consolidated Plan identifies the housing needs of extremely low-income households, seniors, persons with disabilities, and individuals at risk of homelessness. EPHA's PHA Plan aligns with these priorities by targeting assistance to eligible households, coordinating with local service providers, and administering programs that stabilize housing and prevent displacement.

### **Coordination with Community Development Efforts**

EPHA coordinates its housing strategies with the City's broader community development objectives, including neighborhood revitalization, redevelopment initiatives, and access to supportive services. Public housing modernization, redevelopment, and repositioning activities are planned in a manner that complements City-led investments and planning efforts.

**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Small PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires: 09/30/2027

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PIA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or  Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/01/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last

Annual PHA Plan (check all policies, programs, and components that have been changed):

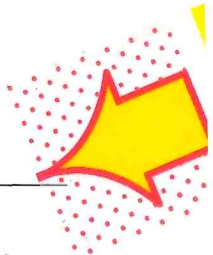
- 903.7a Housing Needs
- 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
- 903.7c Financial Resources
- 903.7d Rent Determination Policies
- 903.7h Demolition and Disposition
- 903.7k Homeownership Programs
- 903.7r Additional Information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

The PHA provides assurance as part of this certification that:

- i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHA's should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).

6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
8. For a PHA Plan that includes a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation or marital status and will not otherwise discriminate because of sex (including sexual orientation).
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).



East Point Housing Authority  
 PHA Name

GA078  
 PHA Number/HA Code

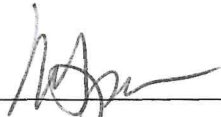
5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

Annual PHA Plan for Fiscal Year 2026

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director:  
 Michael Spann

Name of Board Chairman:  
 Douglas Jones

Signature:  Date: 4/20/26

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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## **Annual Plan 2026**

### **Violence Against Women Act (VAWA) Policy**

#### **PURPOSE AND APPLICABILITY**

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

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

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

#### **GOALS AND OBJECTIVES**

This Policy has the following principal goals and objectives:

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

#### **OTHER HOUSING AUTHORITY POLICIES AND PROCEDURES**

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

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



## **DEFINITIONS**

“Dating violence” means violence committed by a person

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

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

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

“Stalking” means

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

## **PROTECTIONS FOR VICTIMS**

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

## **ACTIONS NOT PROTECTED UNDER VAWA**

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





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

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

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

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

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

### **CONFIDENTIALITY**

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

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

### **EMERGENCY MOVES AND TRANSFERS**

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



**BIFURCATION OF LEASE**

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

**RELATIONSHIPS WITH SERVICE PROVIDERS**

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

**NOTIFICATION**

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

**VAWA AND OTHER LAWS**

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

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

Acknowledgement:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name & Title

\_\_\_\_\_  
Date



PUBLIC HEARING  
MEETING

ANNUAL & 5-YR

AGENCY PLANS



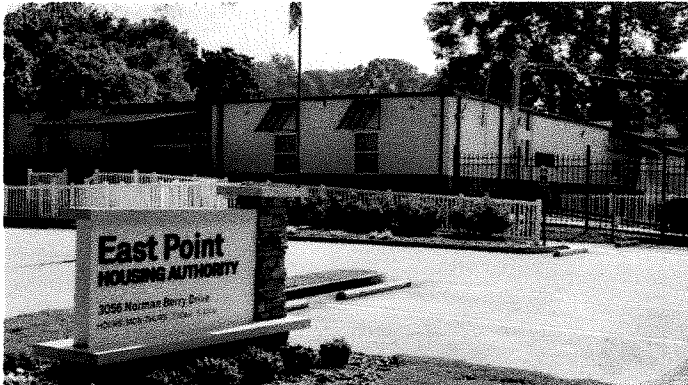
APRIL 2, 2026

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

(404) 768-0078  
www.eastpointha.org



# PUBLIC HEARING NOTICE



**Annual 2026 Agency  
Plan Meetings**  
The East Point Housing  
Authority is soliciting your input  
for our 2026 Annual Agency Plans  
for the following days:

*In-Person Sessions*

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

**Date/Time :** Tuesday, April 14th, 2026 ~  
4:30 PM

**Date/Time :** Thursday, April 16th, 2026 ~  
4:30 PM

The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year by non-qualified agencies.

## 2026 Annual & 5-Year Agency Plan

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

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

## Final Public Hearing Meeting

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

**Date/Time :** Monday, June 22,  
2026 ~ 5:30 PM

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

# PUBLIC REVIEW & HEARING NOTICE

April 20, 2026

Housing Authority of the City of East Point, Georgia

FY 2026 Housing Agency Plan

And

Five Year Action Plan FY 2026– FY 2030

The Housing Authority of the City of East Point, Georgia is developing its Public Housing Agency Plan for FY 2026 in compliance with the Quality Housing and Work Responsibility Act of 1998. The Housing Authority has prepared the Agency Plan in draft form and offers the draft for public review beginning on **April 20, 2026 - June 19, 2026**. The draft is available for review at the following locations:

Management Offices located at 3056 Norman Berry Drive

Resident Services bldg. located at 3047 John Freeman Way

Community bldg. located at 1148 Calhoun and,

the draft will be available during normal hours of operation 7:30 AM to 5:30 PM, Monday through Thursday. The draft will also be available on our website: [www.eastpointha.org](http://www.eastpointha.org),

East Point Public Library located at 2757 Main Street and,

East Point City Clerk's Office (City Hall), located at 2757 E. Point St

After the Resident (30 days) and Community (45 days) review and comment period, the plan will be submitted to the Board of Commissioners of the Housing Authority, on June 23, 2026, during the 4<sup>th</sup> Tuesday board meeting.

*Purpose*

The purpose of the hearing is to allow residents, the general public, and other interested parties an opportunity to comment on the draft of the Authority's Annual and Five Year Plan prior to submission to the Department of Housing and Urban Development (HUD). In addition, it will provide an opportunity to express desired priorities and concerns for the following: The Authority's Public Housing Developments and The Authority's Housing Choice Voucher (Section 8) Rental Assistance Program. EPHA includes the record of comments and responses in the final Annual Plan submission package to HUD.

All comments during the 30-day comment period should be submitted in writing to Michael Spann, Executive Director, 3056 Norman Berry Drive, East Point GA, 30344 or preferably to [mspann@eastpointha.org](mailto:mspann@eastpointha.org) no later than **day, May 29, 2026, 4:30 PM**.

The public hearing will be held on **June 22nd at 3056 Norman Berry Dr., East Point, GA 30344, 5:30 PM**, at which time the Housing Authority will receive input from program participants, and the East Point Community on the contents and recommendations for the 2026 PHA Agency Plan and 5-Year Plan. For additional information and to schedule an appointment, to review the plan, please call 404-768-0078.

Douglas Jones, Chairperson, Board of Commissioners

Michael Spann, Executive Director

**FY 2026 Housing Agency Plan**

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

**APRIL 14, 2026, 4:30 PM**

**Agenda**

1. Call to Order *4:30 PM* ①
    - Receive opening comments from Michael Spann, Executive Director ②
  2. Public Housing Annual Plan Meeting: Purpose ③
  3. New Business + Police  
+ Fire  
+ Local Govt
    - 4.1 Receive comments from Resident Council Board ✓
    - 4.2 Receive comments from Resident Advisory Board ✓
    - 4.3 Receive comments from Staff *\$ 970,000*
      - a. Review 2025 – 2029 PHA Plans
        - i. Special Amendment →
        - ii. Rental Assistance Demonstration (RAD)
      - b. Development Activities – Public Housing ✓
      - c. Non-Profit Update East Point Community & Economic Development Corporation (EPCEDC)
      - d. General Development Activities
        - i. Hurd and Martel Homes
        - ii. Norman Berry Village
  - 4.4 Question & Answer Session
  4. Close Meeting / Adjournment
- Meeting closed at *5:12 PM*
- Youth Prayer line - Pastor John
  - VBS
  - Bible Study

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  - Clean-up Crew
  - Summer Recreation / Volleyball
  - Letter @ Aya James
  - Food Distribution Ctr
  - Entrepreneur Lab
  - Van
  - Youth Ctr
  - Lighting

# **EPHA April 14 Public Meeting Report**

## **Summary of Public Meeting - April 14, 2026**

Meeting Type: **2026 Annual Plan & Five-Year Agency Plan Public Meeting**

Location: **EPHA Main Office**

Start Time: **4:31 PM called to order.**

End Time: **5:12 PM**

### **1. Purpose of the Meeting**

The April 14 session served as the first of two required public meetings to gather resident and community input for the 2026 Annual Agency Plan and the 2025-2029 Five-Year Agency Plan. The meeting also initiated the 45-day public comment period leading up to the final public hearing on June 27, 2026.

### **2. Attendance**

Participants included:

- Local residents
- Public housing residents
- A VASH participant
- EPHA staff (Executive Director, Finance Manager, Housing Director)

### **3. Overview of HUD Requirements & Planning Process**

HUD requires EPHA to solicit public input before drafting the spending plan. A draft will be released the Monday following the April meetings and made available online and at public locations. After Board approval, the plan is submitted to HUD.

#### **4. 2026 Capital Fund Allocation**

HUD announced EPHA's 2026 Capital Fund allocation of **\$970,000**, a **15% decrease** from prior years. EPHA anticipates continued reductions and is expanding partnerships with private developers to offset funding cuts.

#### **5. Planned Use of 2026 Capital Funds**

Preliminary spending categories include:

- Renovation of existing units
- Interior improvements (cabinets, fixtures, doors, windows)
- Exterior improvements (landscaping, lighting, hardscape repairs)
- Security enhancements
- Potential vehicle purchase
- Youth and community programming

#### **6. Five-Year Plan Priorities (2025-2029)**

Board strategic priorities include:

1. Increasing the supply of affordable housing
2. Staff training for tax-credit development management
3. Redevelopment of existing sites

EPHA's development portfolio includes Martel Homes, Hurd Homes, Norman Berry Village, Stanton Road properties, and AYA Tower.

#### **7. Non-Profit Development Arm Update**

EPHA's non-profit entity now serves as the required development partner for mixed-finance projects and allows EPHA to receive grants, donations, and development revenue.

## **8. Resident & Community Feedback**

Suggestions included:

- Youth programs (prayer line, VBS, Bible study, sports)
- Cleanup crews
- Additional lighting
- A community center
- A food distribution site near AYA Tower

## **9. Staff Perspective - Housing Director**

**Challenges:** Aging units, high turnover costs, resident-caused damage.

**Strengths:** Strong resident engagement, well-maintained properties, supportive partnerships, and VASH program success.

**PUBLIC HEARING MEETING ~ 2026 ANNUAL & 5-YEAR AGENCY PLAN**

Sign-in Sheet

Tuesday, April 14, 2026

~4:30 PM~

3056 Norman Berry Drive, East Point, GA. 30344

NAME:	ADDRESS/UNIT:	PHONE/EMAIL:
1. Ashley Tyrus	1097 Mariathead Terrace	6783535563/doctor.ashley@yaho
2. Christopher Adams	1600 Connally Dr Unit 307	4704215348/biern
3. Brensonyann Monson	1131 Calhoun Ave	6785426981 inc/gm co.
4. Andreana Jackson	1023 Calhoun Ave	404-287-7437
5. Ariana Wilkins		(+)227-66161
6. Alexis Frederick		404-768-0078
7.		
8.		
9.		
10.		
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19.		
20.		



## FY 2026 Housing Agency Plan

3056 Norman Berry Drive, East Point, GA 30344

APRIL 16, 2026, 4:30 PM

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### Agenda

1. Call to Order *4:33 pm*  
  
Receive opening comments from Michael Spann, Executive Director
  2. Public Housing Annual Plan Meeting: Purpose
  3. New Business
    - a. Receive comments from Resident Council Board
    - b. Receive comments from Resident Advisory Board
    - c. Receive comments from Staff
  4. Review 2025 – 2029 PHA Plans
    - a. Special Amendment
    - b. Rental Assistance Demonstration (RAD) consideration
    - c. Capital Funds Allocation for FY2026: \$998,529
    - d. Development Activities – Public Housing
    - e. Non-Profit Update East Point Community & Economic Development Corporation (EPCEDC)  
General Development Activities
      - i. Hurd and Martel Homes
      - ii. Norman Berry Village
      - iii. Aya Tower
      - iv. Hillcrest Homes
  - 4.4 Question & Answer Session *\* Homeownership assistance for PH participants for PH*
  5. Close Meeting / Adjournment *P*
- Meeting closed at 5:15 PM



## Resident Advisory Board Input

### 1. Redevelopment

- a. New Developments
  - i. Include sliding cabinet doors-For visually impaired
  - ii. Include sliding interior doors-For visually impaired
- b. Increase the number of ADA compliant units beyond the mandatory minimum number required by the state
- c. Include handicap accessible mailboxes in new developments
- d. Include the development of single-family homes and condos for purchase by participants

### 2. Homeownership

- a. Increase homeownership opportunities for participants though the Homeownership Program
- b. Development of a maintenance program for homeownership participants
  - i. Reduced cost for maintenance repairs } Using EPAHA maind team
  - ii. Preferred vendor list
- c. Include land purchase
  - i. HA purchases land and then sells it to PH/HCV participants

### 3. Public Housing

- a. Create access to healthy foods by hosting a quarterly Farmers Market
- b. Upgrade the storm doors
- c. Create a solution for the pathway in the Calhoun cul-de-sac } Road fence
- d. Update the playground equipment and increase play areas
- e. Increase youth activities →
- f. Change the house numbers at Martel to make them larger and more visible
- g. Increase the lighting at Martel →
- h. Increase the curb appeal at Martel – signage and flowers Beautification
- i. Pet station for pet waste ▼

Gardner Lawrence

# PUBLIC HEARING MEETING ~ 2026 ANNUAL & 5-YEAR AGENCY PLAN

Sign-in Sheet

Thursday, April 16, 2026

~4:30 PM~

3056 Norman Berry Drive, East Point, GA. 30344

NAME:

ADDRESS/UNIT:

PHONE/EMAIL:

1. Andreane Jackson 404-287-7937
2. Alexis Frederick - staff 404-768-0078
3. Dennis Darnes (404) 645-9839
4. Ariana Wilkins - staff (404) 768-0078
5. \_\_\_\_\_
6. \_\_\_\_\_
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20. \_\_\_\_\_

# **EPHA April 16 Public Meeting Report**

## **Summary of Public Meeting - April 16, 2026**

**Meeting Type: 2026 Annual Plan & Five-Year Agency Plan Public Meeting**

**Location: EPHA Main Office**

**Start Time: 4:33 PM called to order.**

**End Time: 5:12 PM**

### **1. Purpose of the Meeting**

The April 16 session served as the second required public meeting to gather resident and community input for the 2026 Annual Agency Plan and the 2025-2029 Five-Year Agency Plan. The Executive Director emphasized that the draft plan will be available Monday, April 20, and all input from both meetings will be incorporated into the draft. The Board of Commissioners will review the plan at the June 22, 2026 board meeting, and the public may continue submitting comments through the June 27, 2026 public hearing.

### **2. Attendance**

Participants included:

- Public housing resident
- A VASH participant
- EPHA staff (Executive Director, Finance Manager, Housing Director)

### **3. Resident Advisory Board (RAB) Input**

Earlier in the day, EPHA met with the Resident Advisory Board. Their written recommendations will be included in the HUD submission. Key RAB recommendations included:

### **A. Development & Accessibility**

- Increase the number of ADA-accessible units in new developments.
- Install accessible mailboxes in new construction.
- Expand homeownership opportunities through single-family homes, condos, and lease-purchase models.

### **B. Homeownership Program Enhancements**

- Strengthen the Housing Choice Voucher homeownership program.
- Create a maintenance program where EPHA maintenance staff can perform repairs for HCV or former public housing homeowners at reduced cost.

### **C. Land Purchase / Land Banking**

- EPHA could sell small parcels (e.g., Randall Street) to qualified participants for home construction.
- Proceeds could be reinvested into additional land purchases.

### **D. Public Housing Improvements**

- Host quarterly farmers markets or pop-up markets.
- Upgrade stormwater drains.
- Improve fencing and barriers along the rear pathway.
- Replace or expand playground equipment.
- Increase youth activities through partnerships with the City of East Point.
- Improve lighting throughout the property.
- Enhance curb appeal with new signage and flowers.
- Install pet waste stations.

### **E. Groundskeeping Concerns**

Residents reported excessive debris accumulating in parking areas and requested improved cleanup.

## **4. Staff Comments & Clarifications**

### **A. Capital Fund Allocation**

The Executive Director announced the 2026 Capital Fund allocation of **\$998,529**. This amount may increase if HUD issues supplemental allocations. EPHA receives two separate funding buckets: operating funds and capital funds. Up to 20% of capital funds may be used for soft costs related to redevelopment.

### **B. Development Strategy**

The Board recently completed a strategic plan focusing on:

1. Redevelopment of Martel Homes and Hurd Homes
2. Increasing affordable and workforce housing
3. Expanding EPHA's development footprint

EPHA will use its non-profit development arm to maintain tax-abatement eligibility and serve as co-developer on mixed-finance projects.

Examples include:

- Norman Berry Village renovation (119 units)
- AYA Tower (completed)
- Hillcrest Homes (Stanton Road)
- Delowe Village redevelopment (96 new units; EPHA 15% owner; 20 project-based vouchers committed)

### **C. Location & Site Selection Considerations**

Tax credit scoring weighs proximity to transportation, schools, shopping, health services, and amenities. HUD requires environmental and neighborhood assessments. Resident services programs are required for tax-credit developments.

## **5. Additional Resident Input**

A resident suggested creating a **down payment assistance program** for public housing residents transitioning into homeownership. This could help cover inspections or closing costs and encourage more residents to pursue homeownership.

## **6. Next Steps**

- Draft plan will be released Monday, April 20.
- Public comments accepted through June 27, 2026.
- Board review scheduled for June 22, 2026.
- Final public hearing on June 27 at 5:30 PM.
- All input from April 14, April 16, and the RAB will be included in the HUD submission package.