



The Housing Authority
of the Birmingham District

PUBLIC HOUSING AGENCY

2025

ANNUAL PLAN

The PHA Annual Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals submitted annually to the Department of Housing and Urban Development (HUD). Included in this packet is the Annual Plan Form to be submitted to HUD annually.

Executive Summary

The Housing Authority of the Birmingham District (HABD) was incorporated in 1935 to address the housing needs of low-income families in Birmingham. Since that time, HABD has grown to be the largest housing authority in Alabama and the 17th largest in the country under the public housing program. Currently, HABD has over 4,000 units of public housing and over 6000 housing choice vouchers. Attached is HABD's Annual Plan for the 2025 Fiscal Year (July 1, 2024 – June 30 2025). The following plan elements were revised by HABD:

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions
- Financial Resources
- Rent Determination
- Operation and Management
- Homeownership Programs
- Community Service and Self-Sufficiency Programs
- Asset Management
- Substantial Deviation
- Significant Amendment/Modification

In addition, HABD has new activities planning, which include the following plan elements:

- Hope VI or Choice Neighborhoods
- Demolition and/or Disposition
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD
- Project-Based Vouchers
- Units with Approved Vacancies for Modernization

Since its inception, HABD has led the development of affordable housing for low-income families in the City of Birmingham. During this plan year, HABD will continue to execute programs in accordance with the 5-Year Plan and this document to better serve current residents, participants, applicants, and the greater community. HABD is designated a Standard PHA and thus submits the HUD-50075-ST.

TABLE OF CONTENTS

Attachment A B. 1 Revisions Statement of Housing Needs	13
Attachment B Deconcentration, Admissions Policies.....	16
Attachment B Deconcentration, Addendum Mobility Program.....	20
Attachment C Financial Resources	31
Attachment D Rent Determination.....	34
Attachment E Operations and Management.....	36
Attachment E Organizational Chart	39-44
Attachment F Grievance Policy Statement.....	45
Attachment G Homeownership Programs	47
Attachment H Community Service and Self Sufficiency Programs	51
Attachment I Crime Prevention and Safety	54
Attachment J Asset Management.....	56
Attachment K Substantial Deviation	58
Attachment L Significant Amendment/Modification	60
Attachment M B. 2 New Activities HOPE VI and Choice Neighborhoods	62
Attachment N Demolition and Disposition	63
Attachment N Charts Showing Units Proposed for Demolition	65-81
Attachment O Conversion of Public Housing to RAD.....	82
Attachment P Occupancy by Police Officers.....	91
Attachment Q Project Based Voucher Program.....	93
Attachment R Units Proposed for Modernization	95
Attachment R Charts Showing Units Approved for Modernization.....	97-115

Attachment S Other Capital Grant Programs.....116

Attachment B. 3 Progress Report 118

Attachment B. 4 Statement of Capital Improvements 123

Attachment B. 5 Most Recent Fiscal Year Audit 145

Attachment C. 1 Resident Advisory Board Comments.....154

Attachment C. 2 Certification of State or Local Official.....158

Attachment C. 3 Civil Rights Certification/Compliance with PHA Plans.....160

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

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

Definitions.

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

A.	PHA Information.																																
A.1	<p> PHA Name: <u>Housing Authority of the Birmingham District</u> PHA Code: <u>AL001</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>4,085</u> Number of Housing Choice Vouchers (HCVs) <u>6,269</u> Total Combined Units/Vouchers <u>10,354</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>

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. The 5-year action plan was approved by HUD on August 3, 2020.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe: Please See Attachment.
C. Other Document and/or Certification Requirements.	
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <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.
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 <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Type text here (b) If yes, please describe:

D.	Affirmatively Furthering Fair Housing (AFFH).										
D.1	<p data-bbox="180 289 618 317">Affirmatively Furthering Fair Housing (AFFH).</p> <p data-bbox="180 342 1435 464">Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 485 1451 936"> <tr> <td data-bbox="180 485 1451 527">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 527 1451 558"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> <tr> <td data-bbox="180 558 1451 590">Goal: Ensure equal opportunity and affirmatively further fair housing</td> </tr> <tr> <td data-bbox="180 632 1451 936"> <p data-bbox="180 632 326 663">Strategy 1</p> <p data-bbox="180 663 1435 852">HABD will, on an ongoing basis, review fair housing policies and procedures with resident/participant and outside stakeholder groups. HABD will create a Fair Housing Advocacy Committee comprised of a diverse group of clients served by HABD and community partners to advise HABD on the needs of residents, participants, applicants, and the larger Birmingham community.</p> </td> </tr> </table> <table border="1" data-bbox="180 957 1451 1398"> <tr> <td data-bbox="180 957 1451 999">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 999 1451 1031"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> <tr> <td data-bbox="180 1073 1451 1398"> <p data-bbox="180 1073 326 1104">Strategy 2</p> <p data-bbox="180 1104 1386 1209">HABD will form a working group of staff from across the Agency to become subject matter experts through ongoing training and collaborative efforts to ensure the Agency advances the principles of fair housing throughout its practices.</p> <p data-bbox="180 1251 326 1283">Strategy 3</p> <p data-bbox="180 1283 1370 1356">HABD will implement modernization and development activities in a manner that meets or exceeds current ADA and accessibility requirements.</p> </td> </tr> </table> <table border="1" data-bbox="180 1419 1451 1871"> <tr> <td data-bbox="180 1419 1451 1461">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1461 1451 1493"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> <tr> <td data-bbox="180 1535 1451 1871"> <p data-bbox="180 1535 326 1566">Strategy 4</p> <p data-bbox="180 1566 1419 1671">Through annual training and ongoing campaigns, HABD will ensure that staff are knowledgeable of laws and regulations concerning fair housing, and are equipped to effectively implement HABD policy and procedure.</p> <p data-bbox="180 1713 326 1745">Strategy 5</p> <p data-bbox="180 1745 1435 1850">HABD will utilize all communication means (such as website, social media, print media, etc.) to inform residents, participants, applicants, landlords, and other partners of fair housing rights and responsibilities.</p> </td> </tr> </table>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	Goal: Ensure equal opportunity and affirmatively further fair housing	<p data-bbox="180 632 326 663">Strategy 1</p> <p data-bbox="180 663 1435 852">HABD will, on an ongoing basis, review fair housing policies and procedures with resident/participant and outside stakeholder groups. HABD will create a Fair Housing Advocacy Committee comprised of a diverse group of clients served by HABD and community partners to advise HABD on the needs of residents, participants, applicants, and the larger Birmingham community.</p>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	<p data-bbox="180 1073 326 1104">Strategy 2</p> <p data-bbox="180 1104 1386 1209">HABD will form a working group of staff from across the Agency to become subject matter experts through ongoing training and collaborative efforts to ensure the Agency advances the principles of fair housing throughout its practices.</p> <p data-bbox="180 1251 326 1283">Strategy 3</p> <p data-bbox="180 1283 1370 1356">HABD will implement modernization and development activities in a manner that meets or exceeds current ADA and accessibility requirements.</p>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	<p data-bbox="180 1535 326 1566">Strategy 4</p> <p data-bbox="180 1566 1419 1671">Through annual training and ongoing campaigns, HABD will ensure that staff are knowledgeable of laws and regulations concerning fair housing, and are equipped to effectively implement HABD policy and procedure.</p> <p data-bbox="180 1713 326 1745">Strategy 5</p> <p data-bbox="180 1745 1435 1850">HABD will utilize all communication means (such as website, social media, print media, etc.) to inform residents, participants, applicants, landlords, and other partners of fair housing rights and responsibilities.</p>
Fair Housing Goal:											
<u>Describe fair housing strategies and actions to achieve the goal</u>											
Goal: Ensure equal opportunity and affirmatively further fair housing											
<p data-bbox="180 632 326 663">Strategy 1</p> <p data-bbox="180 663 1435 852">HABD will, on an ongoing basis, review fair housing policies and procedures with resident/participant and outside stakeholder groups. HABD will create a Fair Housing Advocacy Committee comprised of a diverse group of clients served by HABD and community partners to advise HABD on the needs of residents, participants, applicants, and the larger Birmingham community.</p>											
Fair Housing Goal:											
<u>Describe fair housing strategies and actions to achieve the goal</u>											
<p data-bbox="180 1073 326 1104">Strategy 2</p> <p data-bbox="180 1104 1386 1209">HABD will form a working group of staff from across the Agency to become subject matter experts through ongoing training and collaborative efforts to ensure the Agency advances the principles of fair housing throughout its practices.</p> <p data-bbox="180 1251 326 1283">Strategy 3</p> <p data-bbox="180 1283 1370 1356">HABD will implement modernization and development activities in a manner that meets or exceeds current ADA and accessibility requirements.</p>											
Fair Housing Goal:											
<u>Describe fair housing strategies and actions to achieve the goal</u>											
<p data-bbox="180 1535 326 1566">Strategy 4</p> <p data-bbox="180 1566 1419 1671">Through annual training and ongoing campaigns, HABD will ensure that staff are knowledgeable of laws and regulations concerning fair housing, and are equipped to effectively implement HABD policy and procedure.</p> <p data-bbox="180 1713 326 1745">Strategy 5</p> <p data-bbox="180 1745 1435 1850">HABD will utilize all communication means (such as website, social media, print media, etc.) to inform residents, participants, applicants, landlords, and other partners of fair housing rights and responsibilities.</p>											

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Safety and Crime Prevention (VAWA). Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

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

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

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

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

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

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

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

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

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

Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at:

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

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

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

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

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

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

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

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

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

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

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

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

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

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

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

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

C. Other Document and/or Certification Requirements.

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

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

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

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

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

D. Affirmatively Furthering Fair Housing (AFFH).

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

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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



Section B.1 contains any revisions made to the elements of the PHA Plan which are listed below. A check denotes that the PHA Plan element has been revised and a summary of each revision is attached to this section.

Statement of Housing Needs and Strategy for Addressing Housing Needs ✓

Deconcentration and Other policies that Govern Eligibility, Selection and Admissions. ✓

Financial Resources. ✓

Rent Determination. ✓

Operation and Management. ✓

Grievance Procedures.

Homeownership Programs. ✓

Community Service and Self-Sufficiency Programs. ✓

Safety and Crime Prevention.

Pet Policy

Asset Management. ✓

Substantial Deviation. ✓

Significant Amendment/Modification. ✓

Attachment A

Revised Statement of Housing Needs and Strategy for Addressing Housing Needs



B.1. Revision of PHA Plan Elements

ATTACHMENT A: STATEMENT OF HOUSING NEEDS AND STRATEGY FOR ADDRESSING HOUSING NEEDS

According to the 2022 US Census 2018-2022, Birmingham's median household income is \$42,464. In 2019, 44% of Birmingham renters used at least 35% of their income for housing costs; that figure is now above 50%. This trend is unfortunately unsurprising, illustrating the sustained and growing need for affordable housing in Birmingham.

HUD's 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data show the population of extremely low-income families in Birmingham decreased slightly from the prior period (2015-2019) to just under 23,000. According to the City of Birmingham's Consolidated Plan, about 40% of single-person renter households are individuals over the age of 65 with a fixed income. ACS data for 2022 (Disability Characteristics, S1810) show 18% of Birmingham's citizens have a disability including almost 21,000 people with ambulatory difficulties (defined as having serious difficulty walking or climbing stairs) and nearly 11,000 people with independent living difficulties (defined as having difficulty doing errands alone such as visiting a doctor's office or shopping because of a physical, mental, or emotional problem).

ACS Data for 2022 Disability Characteristics S1810	Persons with a disability	Percent of population
Disabled individuals in Birmingham	34,794	18.0%
DISABILITY TYPE		
With a hearing difficulty	6,335	3.3%
With a vision difficulty	8,271	4.3%
With a cognitive difficulty	13,790	7.6%
With an ambulatory difficulty	20,748	11.4%
With a self-care difficulty	7,753	4.3%
With an independent living difficulty	10,858	7.0%

Individuals served by HABD have similar rates of disability to the Birmingham community. In public housing, 16% of individuals are disabled and 17% in the Housing Choice Voucher program. However most elderly heads and co-heads of households are disabled, 60% in public housing and 78% in the HCV program.

Homelessness: The Point-in-Time (PIT) count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. HUD requires that Continuums of Care conduct an annual count of people experiencing homelessness who are sheltered in emergency shelters, transitional housing, and Safe Havens on a single night. One Roof, which is Central Alabama's Continuum of Care conducted a count in 2023 and provides the following data:

Total Homeless: 847 (382 unsheltered)
 100 Homeless Veterans
 44 Homeless Youth
 86 Homeless Survivors of Domestic Violence

HABD will take these data into account when planning redevelopment and development of housing, seeking grants, and providing other resources and services that respond directly to the community's housing needs.

	Average household size	Total people in households served	Percent with disability, among Head, Spouse, Co-head, aged 61 years or less	Percent with disability, among Head, Spouse, Co-head, aged 62 years or older	Percent with disability, among all persons in households
Public Housing	2.3	8480	23	54	14
Housing Choice Voucher	2.6	13902	25	79	16

The City of Birmingham has identified "Housing cost burden greater than 50 percent" as the most critical problem that low and extremely low-income households face and renters are particularly at risk for these burdens. Complicating the cost of housing is the state of the housing stock in Birmingham which is aging, in need of repair and modernization to avoid falling into unlivable conditions and rendering the occupants at risk of homelessness.

This brief review of housing need data shows the continued need not only for rental assistance programs such as the Housing Choice Voucher program to help families afford to rent homes, but also for hard units, such as the public housing program and other units managed by the Agency. HABD's housing stock is aged similar to the city's stock and our repositioning strategy has the following goals:

- a. Enhancing the quality of affordable units and the neighborhoods in which they are located
- b. Maintaining or increasing the number of units available
- c. Increasing the number of affordable housing outside of racially/ethnically-concentrated areas of poverty (R/ECAPs)
- d. Ensuring the accessibility of units matches the needs of current residents and residents of the jurisdiction

HABD has set an ambitious goal to maintain the same number of units through the repositioning, and indeed will seek ways to increase the number of units available. Similarly, we will pursue all available opportunities to increase rental assistance through a variety of partnerships such as the HUD-VASH program and others.

Our ability to serve families on our waiting list is greatly impacted by management practices, and where possible, streamlining, new technologies and other strategies will be implemented to maximize the number of families the Agency serves.

Attachment B

Revised Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions



ATTACHMENT B: DECONCENTRATION and OTHER POLICIES that GOVERN ELIGIBILITY, SELECTION, and ADMISSIONS

Deconcentration Rule (Housing Operations)

The objective of the deconcentration rule for public housing units is to require that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The HABD ACOP outlines the specific objective of HABD is to house no less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. HABD will take action to require that no individual development has a concentration of higher income families in one or more of the developments. To assure that HABD does not concentrate families with higher income levels, it is the goal of HABD not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. HABD will track the status of family income, by development, on a monthly basis.

The average annual income of HABD Public Housing Communities is as follows:

Elyton Village: \$10,914.00 (AL001000001)	Rev. Dr. Morell Todd Homes: (AL001000011) \$8,869.00	Ralph Kimbrough Homes: (AL001000018) \$10,588.00
Southtown Court: \$9,129.00 (AL001000004)	Collegeville Center: (AL001000013) \$11,088.00	Benjamin Greene Village: (AL001000023) \$10,588.00
Charles P. Marks Village: (AL001000006) \$9,683.00	Russell B. Harris Homes: (AL001000014) \$14,508.00	
Smithfield Court: \$9,885.00 (AL001000009)	North Birmingham Homes: (AL001000016) \$11,706.00	
Tom Brown Village: (AL001000010) \$11,276.00	Cooper Green Homes: (AL001000017) \$11,521.00	

The current (2023) HUD-published Median Income for the Birmingham-Hoover metropolitan area is \$90,400.00.00. Based on this amount, 30% of the area Median Income is \$25,440.00. HABD currently has no site with average income at or above 30% of the median income.

Economic and Social Deconcentration: Selection will be made in such a manner to avoid concentrations of the most economically and socially deprived families in one or all of the housing communities operated by the HABD and to maintain a resident population in each housing community composed of families with a broad range of income and rent paying ability that is generally representative of the range of low-income families in the HABD's area of operation as defined by state law.

Deconcentration and Income Mixing: The Housing Authority of the Birmingham District has the following plans and/or policies that impact deconcentration and income mixing:

- **Flat Rents:** The HABD is required to establish flat rents, per bedroom size, based on 80% of the fair market rent (FMR) of Birmingham-Hoover Metropolitan Statistical Area. The agency began applying the flat rent policy in October 2014. Since that time all qualifying

new applicants pay the new flat rent effective at move in. Households on flat rent prior to enactment of the new 80% FMR rule have been subject to a 35% annual increase in flat rent at the time of yearly re-certification up to the 80% FMR amount.

Housing Choice Voucher Program

Local Waiting List Preferences: During this plan year, HABD will update its waiting list preferences.

In Birmingham, data provided by One Roof shows a reduction in overall homelessness from 2016 to the present. The 2023 Point-in-Time (PIT) count showed a total homeless population of 847 individuals. However, that data has limitations as it is a single snapshot of one night's census. To illustrate the limitation, officials estimate there are 1,700 homeless students in Birmingham City Schools - almost double the PIT count.

HABD intends to take a leadership role in decreasing the number of homeless and at-risk families in Birmingham, with a focus on the following populations:

- Veterans
- Youth
- Individuals with Disabilities/Mental Illness
- Survivors of Domestic Violence
- Returning Citizens
- Victim of Human Trafficking

In June 2023, HUD issued PIH Notice 2023-13: Guidance on housing individuals and families experiencing homelessness through the Public Housing and Housing Choice Voucher Programs (HCV). In that Notice, HUD encouraged PHAs to form partnerships with their local Continuum of Care (CoC), homeless service providers, and other agencies to work towards ending homelessness. To that end, HABD will explore and formalize partnerships with local agencies serving the homeless and aforementioned specialized populations to ensure adequate supports, referrals, and resources are provided to meet the Agency's goals. Preferences for the aforementioned categories will be evaluated and instituted for any eligible program (HCV, (Project Based Vouchers) PBV) according to HUD regulations.

Additionally, PBV properties will continue to have site-based waiting lists. Preferences of the HCV program will be applied to PBV projects, and additional preferences may be applied depending on the nature of the project, availability of services, funding requirements, etc. Preferences will be consistent with HABD Plans, the Statement of Housing Needs, PBV RFPs, and Agency repositioning strategies including relocation from sites undergoing redevelopment.

Consistent with this Plan and the Agency's Five Year Plan, HABD will endeavor to expand the affordable housing options available to its participants and the larger community. In the event a funding source or program requires certain eligibility, selection, or admissions criteria, HABD will apply these in a limited fashion, restricted to the relevant assistance programs.

This Plan year, HABD will implement a Mobility-Related Services program in accordance with a grant provided by the U.S. Department of Housing and Urban Development. Consistent with the grant agreement and requirements, HABD will offer services and financial assistance to both participating families and landlords. As required, HABD will update the Administrative Plan to reflect the grant program's operations. Relevant selections of the grant application are attached to this plan.

Attachment B - Addendum Housing Mobility Program



PROGRAM GOALS. (i) To enhance families' ability to identify opportunity areas to search for housing and remove barriers to leasing (ii) To provide incentives to owners in opportunity areas to lease to HABD families; and (iii) To support family engagement and retention within their opportunity area communities.

DESCRIPTION OF ALLOWABLE HOUSING MOBILITY-RELATED SERVICES. HABD will provide all required mobility-related services as described in the NOFO. **PRE-MOVE SERVICES.** **Initial**

Evaluation of Mobility Goals. The initial evaluation will identify the family's motivation for participation in the mobility program as well as circumstances that may pose as barriers to successful leasing. The program introduction will include identifying opportunity areas along with describing available community amenities. Interactive and accessible mapping tools will be introduced to the families. The short- and long-term benefits (and challenges) of moving to opportunities areas will be discussed so families are empowered to make their own decisions. Families will be provided a self-assessment of their pre-move health status for comparison later post move. **Individualized Mobility Plan.** Each family will receive a customized mobility plan based on the results of the initial evaluation and be referred to one or more community service partners based on identified barriers. The Mobility Coordinator will routinely monitor the families' activities revise the individualized plan as appropriate. Families will also be offered opportunities to participate in group coaching and information sharing with peers. **Financial Counseling.** All Mobility Program participants will receive counseling regarding home and family finances. Financial counseling will include credit review and repair advice including an optional "soft" credit report. Families will learn how to establish financial goals for the near, mid, and long term. **Housing Locator Assistance.** HABD will provide tours to communities within opportunity areas and including rental units that meet the family's needs. HABD will

customize unit referrals and tours to the participants' preferred communities. Housing Locator Assistance will also assist families with disabled members locating physically accessible units. Once a unit is located, HABD will assist with the completion of rental applications and HABD forms; expedite the leasing process and provide financial incentives to landlords and application and/or security deposit assistance for families. HABD will utilize an existing relationship with PolicyMap to provide an online tool for families, property owners, and HABD staff to determine if properties are located in opportunity areas, affordability information, and community amenities. **Family Flexible Funding.** HABD Mobility Program will offer a maximum of \$600 for flexible family financial assistance per family to cover moving and transition-related expenses for families including up to \$200 for moving expenses. **Landlord Recruitment and Relations.** HABD will expand the current relationships with local landlords and developers to grow the inventory of units in opportunity areas. HABD will conduct extensive and ongoing landlord recruitment in opportunity areas, provide customized marketing concerning housing mobility program benefits, and leverage existing relationships in the real estate community. HABD intends to train mobility program staff in HQS/NSPIRE inspections to allow for pre-inspections on demand for properties in opportunity areas. As a program-specific benefit, HABD will aim to shorten the time from RFTA submission to leasing to 15 days.

POST MOVE SERVICES. Neighborhood Navigators. HABD commits to developing volunteers from the opportunity areas to assist families moving to the area to navigate the community, schools and businesses; modeling a community norm of generations ago. HABD will recruit these volunteers from HCV participants living in opportunity areas, local churches and social groups. HABD hopes that the successful families return their commitment to the community by becoming the Neighborhood Navigator for new families.

Case Management. The Mobility Coordinator will conduct monthly outreach to the families to ensure that they are becoming familiar with their communities and to resolve any outstanding issues. Quarterly gatherings and newsletters will also provide useful information as well as peer-to-peer support. **School and Counseling Support for Children.** Tutoring services as well as counseling will be made available to school-aged children to assist them with the transition to the new community and schools. HABD will use mobility related service funding to provide families with an incentive to join local clubs such as the YMCA; outdoor groups; art centers; etc.

Future Move Support. All services provided during the initial move to opportunity will remain available for families wanting to pursue housing options in other opportunity areas.

DESCRIPTION OF PHA ADMINISTRATIVE POLICIES THAT WILL INCREASE ACCESS TO

OPPORTUNITY AREAS . Voucher Extensions. HABD will provide a voucher term extension of 90 days to encourage families' engagement with Housing Locator Assistance. HABD provides an initial voucher term of 90 days and will consider going to initial term of 120 upon evaluation and consultation with families. **Portability.** HABD will not require non-resident applicant families wishing to port to other jurisdictions to lease within HABD for a one-year term.

HQS/NSPIRE Self- Certification. HABD will allow owners to self-certify to owner related HQS/NSPIRE non-life-threatening deficiencies. **HOTMA Permissive Deductions.** HABD will implement HOTMA PHA Permissive Deductions to families engaged in the Mobility Program (to be implemented when HUD dependent systems are available) to deduct expenses associated with moves to an opportunity area and engagement in community activities from the calculation of annual income. These deductions may include: Cost of after school activities for children 13 and older; Study assistance such as tutoring; college prep course; Tenant Damage Repair etc.

PROPOSED NUMBER OF HCV FAMILIES WITH CHILDREN TO BE SERVED MONTHLY AND

RATIONALE. During the first year of the Mobility Program, HABD will serve an average of 4 families a month (50 families total), which is roughly 1% of the average families newly leasing per year. Thereafter, HABD will serve approximately 10 families a month (roughly 120 families per year), which represents 24 % of the average leasing per year for the HCV program.

Additionally, the Mobility Program will encourage Public housing families in communities undergoing repositioning to engage in the program if choosing HCV as their relocation option. During the period of performance an estimated 600+ units of public housing will undergo repositioning and require relocation of families.

HOW THE PHA WILL RECRUIT AND ENROLL FAMILIES, AS WELL AS MANAGE INTEREST THAT

EXCEEDS CAPACITY. Recruitment materials (print, video and in-person sessions) will be provided in HCV briefing materials for new admissions (including ports), in the moving package for existing families, and in the annual recertification materials for both tenant-based and PBV participants. Additionally, HABD will provide mobility information with FSS program enrollment, Homeownership Counseling and with public housing repositioning-related materials. All materials developed to support the Mobility Program will be made available in pursuant to HABD LEP policies and will be made accessible for visually impaired individuals. In the event that interest in the program exceeds the monthly capacity to engage families, HABD will create a wait list for families on a first come first serve basis.

LISTING OF PROGRAM MATERIALS THE PHA INTENDS TO CREATE AND OFFER TO PROGRAM

PARTICIPANTS. Enrollment Flyer and Video. High-level information related to the Mobility Program, map of opportunity areas, services and benefits of participation. **Service Information Sheet.** Individual information sheets for each service area including service activities, provider information and engagement requirements. **Neighborhood Information Sheet and Videos.** Highlights amenities of the community, rental information, transit, school, public services, recreation, employment and retail offerings in each opportunity area. **School Enrollment Guide.** A step-by-step guide and information on how to enroll in elementary, high school or higher education in the chosen area. **Newsletter.** Updates families with helpful information and inspirational stories of success within the program. A corresponding newsletter for landlords will provide updates on positive outcomes based on owners leasing to families in opportunity areas.

Landlord Relationship Guide. Tips for how to interview with the owner; how to initiate a request for unit repairs; when it's time to move; how to give notice etc. **Landlord Program Guide.** How the HCV program works and how to receive expedited service as well as financial incentives for participation in the Mobility Program.

PARTNERSHIPS AND REFERRALS THE PHA PLANS ON OFFERING TO PROGRAM PARTICIPANTS.

The following is a partial list of those services and providers currently engaged with HABD residents:

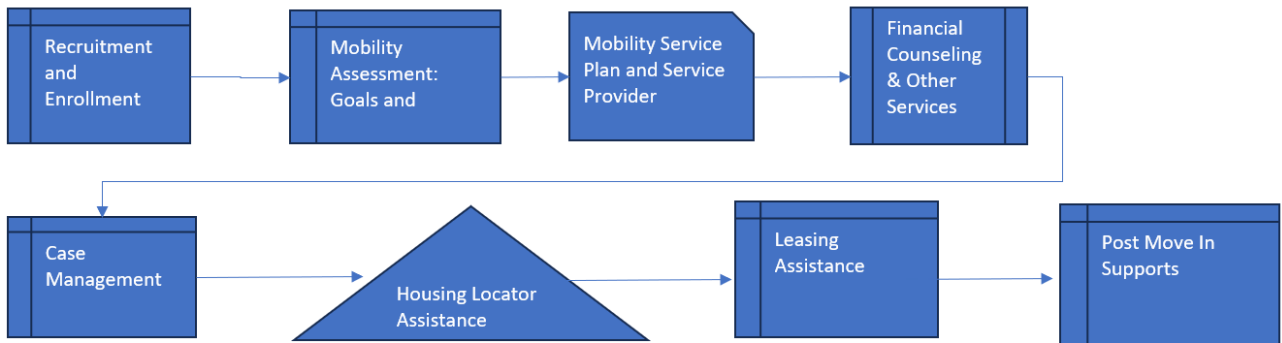
Partners/ Programs	Services Offered
Alabama Industrial Development Training	Workforce Development
Alethia House	Drug & HIV Testing; Substance abuse counseling;
Birmingham City Schools Dropout Recovery	Education (under 21)
Birmingham Healthy Start Plus	Pre-natal care

Partners/ Programs	Services Offered
Birmingham Talks	Early childhood literacy and home visits for new moms
Boy Scouts	Youth development
Child Care Central	Childcare Services
Girls, Inc.	Youth development and education
Lawson State Community College	GED/ Education/Workforce development
New Rising Star	Financial literacy education/ credit repair
No More Martyrs	Mental Healthcare
UAB MHRC	Health assessment and education
United Way 2-1-1	Social Service information hotline

INTENDED SERVICE DELIVERY MODEL FOR OFFERING HOUSING MOBILITY-RELATED SERVICES.

HABD's service delivery model will reflect best practices including those put forward in HUD's Housing Mobility Toolkit Program Manual. As mentioned in this application, HABD's HCV participants with children tend to live in high-poverty neighborhoods which are severely impacted by low literacy rates, health disparities, and unacceptable rates on abuse and violence. HABD's service delivery model will be sensitive to the strengths and challenges with which participating families navigate life with. HABD fully understands that families will only be empowered and motivated to take action to move to opportunity areas if they can envision the benefits of such a move. The Toolkit's model takes into account the strengths-based approach, the human-in-environment framework, motivational interviewing, and anti-oppressive practice, and program coordinators will embrace and implement motivational interviewing in counseling activities. Approaching these families with an understanding that they may have experienced physical, emotional, economic, or technological abuse while finding the motivation to participate in the Mobility Program is essential to properly engage and support the family.

PROCESS MAP OF HOW FAMILIES WILL BE PROVIDED SERVICES



PLAN FOR HCV PROGRAM PARTICIPANT ENGAGEMENT. Program Planning and Review.

HABD will encourage families currently living in opportunity areas to participate in the program design. Their experiences moving to such areas will inform HABD directly, identifying where barriers may exist and how they were overcome. The HCV families will also be asked to review all recruitment materials and to provide feedback to improve engagement. **Program**

Recruitment and Newsletter Contributions. HCV Participants sharing experiences, offering support to each other can be a powerful tool for program recruitment. **Neighborhood**

Navigators. HABD will use both Mobility Counselors as well as HCV families living in opportunity areas as “Neighborhood Navigators.” These are individuals who currently reside in Opportunity Areas and who can provide their personal experiences to assist families with their personal knowledge of community resources.

DESCRIPTION OF HOW THE PHA WILL MONITOR AND OVERSEE THE HOUSING MOBILITY-

RELATED SERVICES. HABD will work with service providers through a collaborative on-line secured data repository. Additionally, HABD Mobility Coordinator will hold quarterly meetings to review progress, develop communications, and plan cross-service provider activities. These routine meetings are essential to gather feedback, improve program workflows and address issues related to the families.

HOW THE PHA WILL MANAGE INFORMATION. HABD will extend their current use of Tracking at a Glance™ software to collect and track case management information, Specifically, the tracking will include the following:

<p>Family Demographic: Name, Age, Relationship to HOH, School Grade, Race, Ethnicity; Date of enrollment. Referral: New Admission; Portability; LIPH Relocation; Existing VO; Special Purpose Voucher.</p>	<p>Mobility Service Information: Baseline family member self-assessment of health concerns; Services Referred, Service Partner, Date of Services</p>
<p>Funding Information: Amount of flexible family financial assistance disbursed; Date(s) of disbursement; Intended use of funds; Amount of landlord incentive funding</p>	<p>Move Information: Moved to opportunity area or not, including dates, and any subsequent move outcomes (Family address before moving and family address after moving</p>

IMPLEMENTATION PLAN.

Mobility Planning: Anticipated duration 6 months from award. Activities will include: Agreement and performance standards with program service providers; Mobility materials development and review by HCV Participants; Engagement with Fair Housing and Disability Advocates to review materials and ensure accessibility.

Hiring and Training of Staff: Commence upon notice of grant award. Anticipated duration 90 days. Activities will include recruitment and hiring Lead Counselor and Counselor; Fair Housing Training; Trauma Informed Interviewing; Motivational Interviewing.

Program Announcement and Kick-Off: Commencement following planning period conclusion. Activities to include dissemination of materials; introductory workshops for current HCV participants; introductory workshop for landlords.

A HIRING AND TRAINING PLAN FOR THE STAFF PROVIDING HOUSING MOBILITY-RELATED

SERVICES . HABD will administer the Mobility Demonstration using both existing and newly hired staff. The staffing of this program is anticipated as follows:

Lead Mobility Coordinator. This individual will supervise the Mobility Program, reporting directly to the HCV Program Assistant Director who has extensive experience with HCV mobility and family social services. The Lead position will be responsible for all data management, collection, and reporting. They will oversee the development and participant review of communication materials. The Lead position is responsible for coordinating efforts with local service providers, convening meetings, and recruiting landlords and partners.

Mobility Coordinator. This individual will collaborate closely with the Lead Mobility Coordinator. The Mobility Coordinator will also serve as the primary provider of pre-move, housing location and post move services

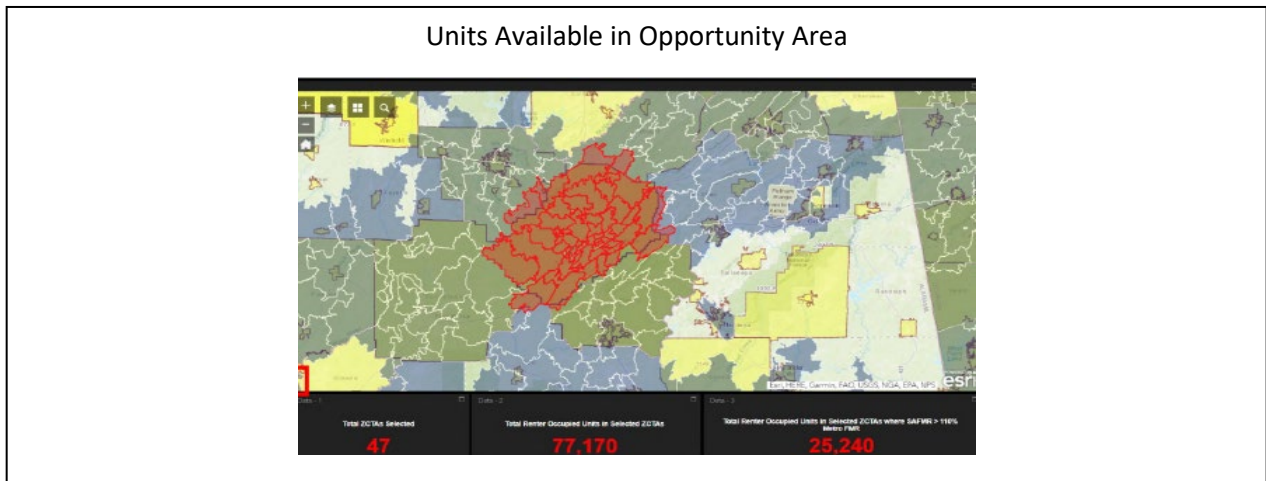
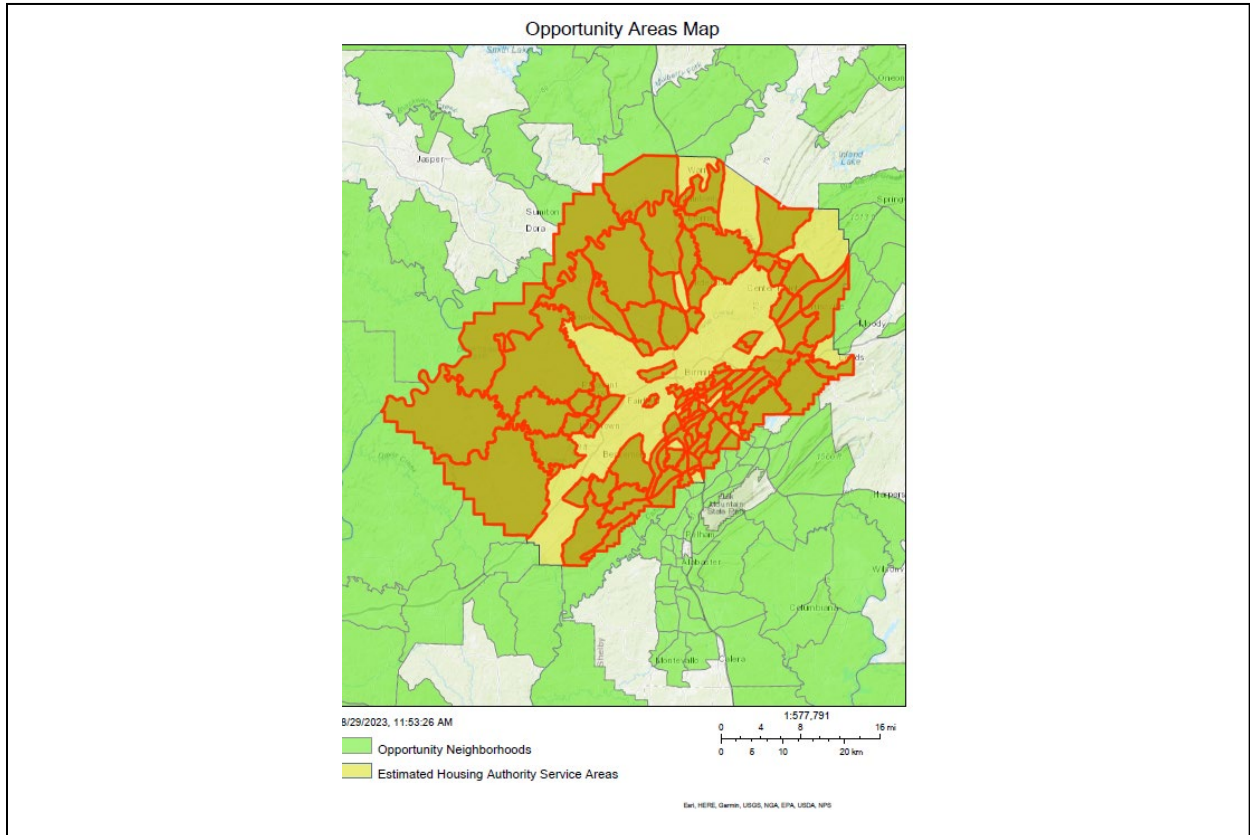
Training Program for Mobility Team and Service Providers. HABD Mobility Lead and Coordinator, as well as key personnel from service providers will receive training in the following areas: Fair Housing and Reasonable Accommodations; Trauma-Informed Care; HCV Program Operations and HABD’s Administrative Plan. Mobility staff will be required to obtain HCV certifications, and trained in program-specific data collection and the use of mapping tools and other technology.

PHA CERTIFICATION. The Housing Authority of Birmingham District (HABD) certifies to the following. HABD will:

- Offer all housing mobility-related services to all participants, Not establish further criteria for participation beyond voucher families with children, Provide a mechanism to do “soft” credit pulls, Provide HUD with a final housing mobility plan no later than 9 months after the award

date, Provide quarterly status updates, Submit reports, as required and authorized through an OMB approved form or other information collection, as applicable, and Cooperate with HUD, or any contractors or grantees affiliated with HUD, in the evaluation of this program.

DRAFT OPPORTUNITY MAP¹



¹ Census tract data available upon request. Map utilizing HUD tools.

Attachment C

Revised Financial Resources



Attachment C - Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2024 grants)		
a) Public Housing Operating Fund based 95% funding eligibility	30,500,000	
b) Public Housing Capital Fund	13,637,000	
c) CNI Grant People Project Portion of Budget	831,000	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant Based Assistance	48,803,000	
f) Administrative Fund	4,852,000	
g) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
h) Resident Opportunity and Self-Sufficiency Grants - ROSS FSS	156,000 244,521	
i) Youth Build Grant based on two-year Grant period, only one year is reported	750,000	
j) HOME		
Other Federal Grants (list below)		

2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	6,690,000	Operations
4. Other income (list below)		
Income on Investments	85,000	Operations
Sales and Services		Operations
Other Income	50,000	
Total resources	105,577,521	

Attachment D

Revised Rent Determination



ATTACHMENT D: RENT DETERMINATION

Statement on Flat Rents (Housing Operations)

The flat rent amounts went into effect January 1, 2024.

HABD Flat Rent Schedule January 2024 Based on 80% of Area FMR

Bedroom Size	2023 - 2024 Fair Mkt Rent	HABD Flat Rent / 80% FMR
0	983.00	786.00
1	1109.00	887.00
2	1245.00	996.00
3	1570.00	1256.00
4	1752.00	1402.00
5	2360.00	1888.00
6	2719.00	2175.00

NOTE: Federal Mandated Changes to Flat Rent.

On January 17, 2014, the President signed the Department of Housing and Urban Development (HUD) Appropriations Act of 2014. Section 210 of that act amended the United States Housing Act of 1937 to create a new rule for flat rents for all Public Housing Agencies (PHAs). On March 20, 2014, HUD issued instructions to all PHAs informing them that they must implement the new rules for flat rents effective June 1, 2014. All PHAs must revise the flat rent schedule to be at least 80% of the Fair Market Rent for their area. HUD gave PHAs the discretion to apply the new flat rent schedule to a family's next annual rent option or annual reexamination. Also, the statute limits annual flat rent increases to 35% of the existing flat rent amount. Therefore, these mandated increases will not go into effect until the next annual rent option or annual re- certification.

Rent Determination: (Section 8)

No changes to rent determination policies were made since the last plan. However, this plan year, HABD will update rent determination policies and implement them according to HUD's guidelines regarding HOTMA. Implementation will be no later than January 1, 2025. Per PIH Notice 2023-27, HABD must comply with Section 102 and 104 of HOTMA once its software (Yardi) is fully converted to submit transactions to the Housing Information Portal. A timeline for conversion has not yet been provided by Yardi.

Attachment E

Revised Operation and Management



ATTACHMENT E: OPERATION and MANAGEMENT

Statement of Rules, Standards and Policies of the PHA Governing Maintenance and Management of Housing Owned, Assisted or Operated by the PHA which includes the Prevention and Eradication of Pests was not revised for the plan year.

Information Technology (IT)

HABD's management is supported and advanced by an effective information technology program. Several critical programs are planned for implementation during the plan year

Objective: Implement and support methods to minimize cost and provide smarter solutions that enable better use of technology to directly support HABD and its communities in relation to HABD Agency goals and mission.

The Housing Authority of the Birmingham District has partnered with Yardi Systems as our central data processing system. Many solutions within the Yardi application suite have been implemented to date. The Housing Authority of the Birmingham District looks to continue that growth with the service provider. IT is working with Yardi to implement their Grants, and Contracts/Job Cost/Construction Management modules.

Grants – Yardi offers a portal that streamlines the entire grant application process allowing HABD to maximize qualification across programs while saving time. The solution provides a centralized hub where all HABD grant programs are accessible in one place. Yardi grant solution will help HABD manage eligibility, applications, and disbursements, reducing administrative burdens.

Contracts/Job Cost/Construction – This solution will help HABD gain better visibility and mitigate risk on capital and tenant improvement projects and improve contract management with Contract and RFP creation, publishing, bidding, and vendor self-service. HABD will be able to compare bids to budget, analyze cost variance, level bids, review responses, and ultimately award jobs and select vendors.

IT is assisting Human Resources in the migration from Sage and IRecruit to ADP HR management services. Sage and IRecruit are two separate applications utilized by HR to process and manage all existing and past employees' records. ADP HR services will streamline the HABD HR management process by combining multiple processes into one application. ADP will provide an easy-to-navigate online interface compatible with all devices for employees to view their records.

The Housing Authority of the Birmingham District is looking to upgrade its telecommunication platform from the traditional landline and PBX phone system to cloud-based phone systems that offer greater flexibility and freedom. The biggest differentiator: hardware. Access to advanced business phone features on a traditional landline requires expensive hardware and setting up and maintaining a PBX system. Along with the monthly expensive service rates from the local phone company. Cloud-based phone and communications systems now include advanced business features including call routing and enhanced mobility. This means you are no longer tied to your desk or an office when it comes to accessing your work phone. You'll also get greater control over your phone system, and charges with a complete and simplified view of your business in a detailed management app and 24/7 customer service.

IT will continue assessing/updating data processing systems, data security, and network/voice infrastructure to support future growth. For example, items such as; applications, servers, computers, 2FA, firewall, network switches, routers, fiber connections, and VoIP.

Organizational Chart

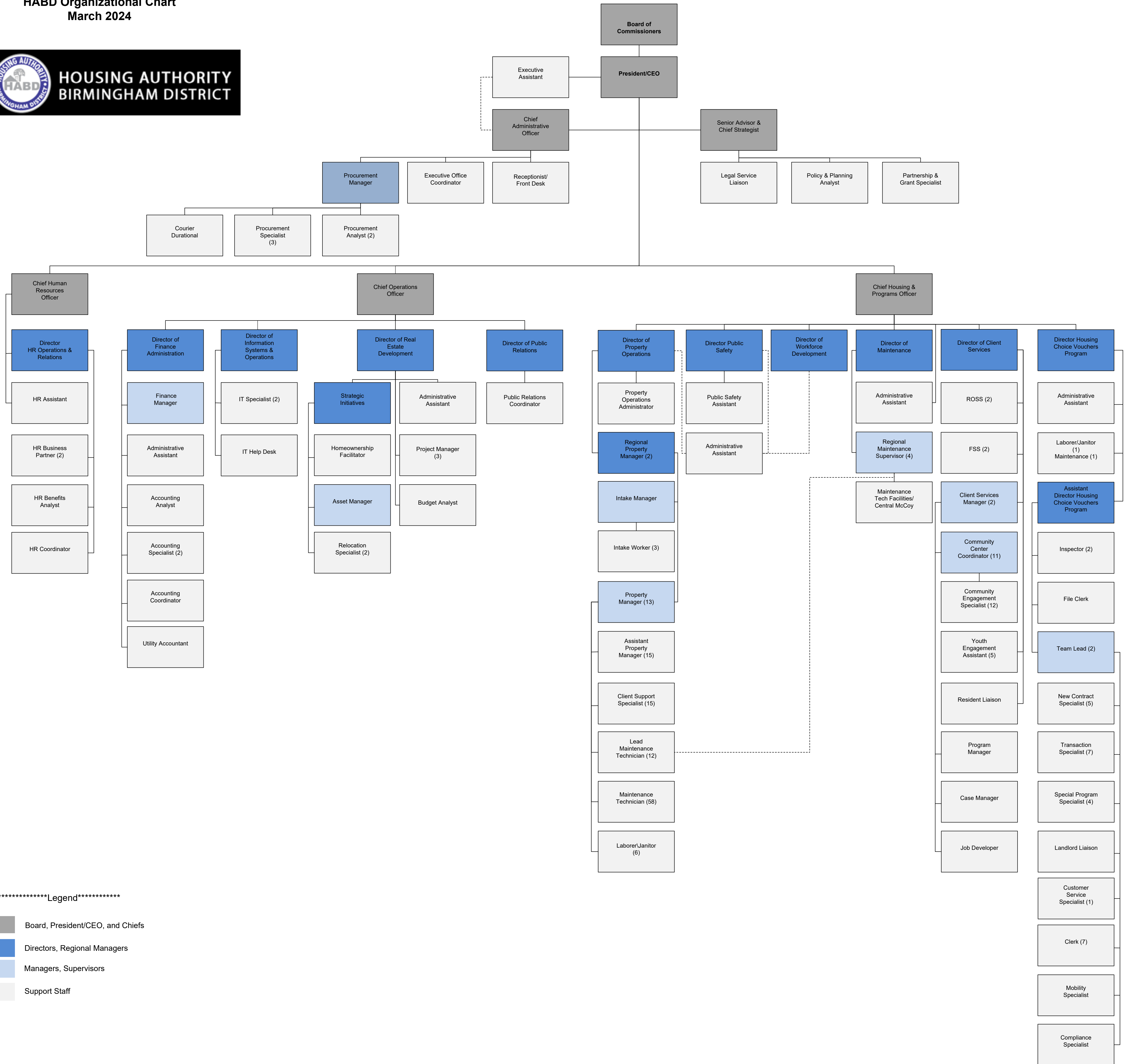
See attached - This proposed organizational chart will be refined as we continue to analyze the structure of the organization, budgetary resources, and programmatic needs.

.

Attachment E: Operations and Management (Human Resources) Revised Organizational Chart



HABD Organizational Chart
March 2024



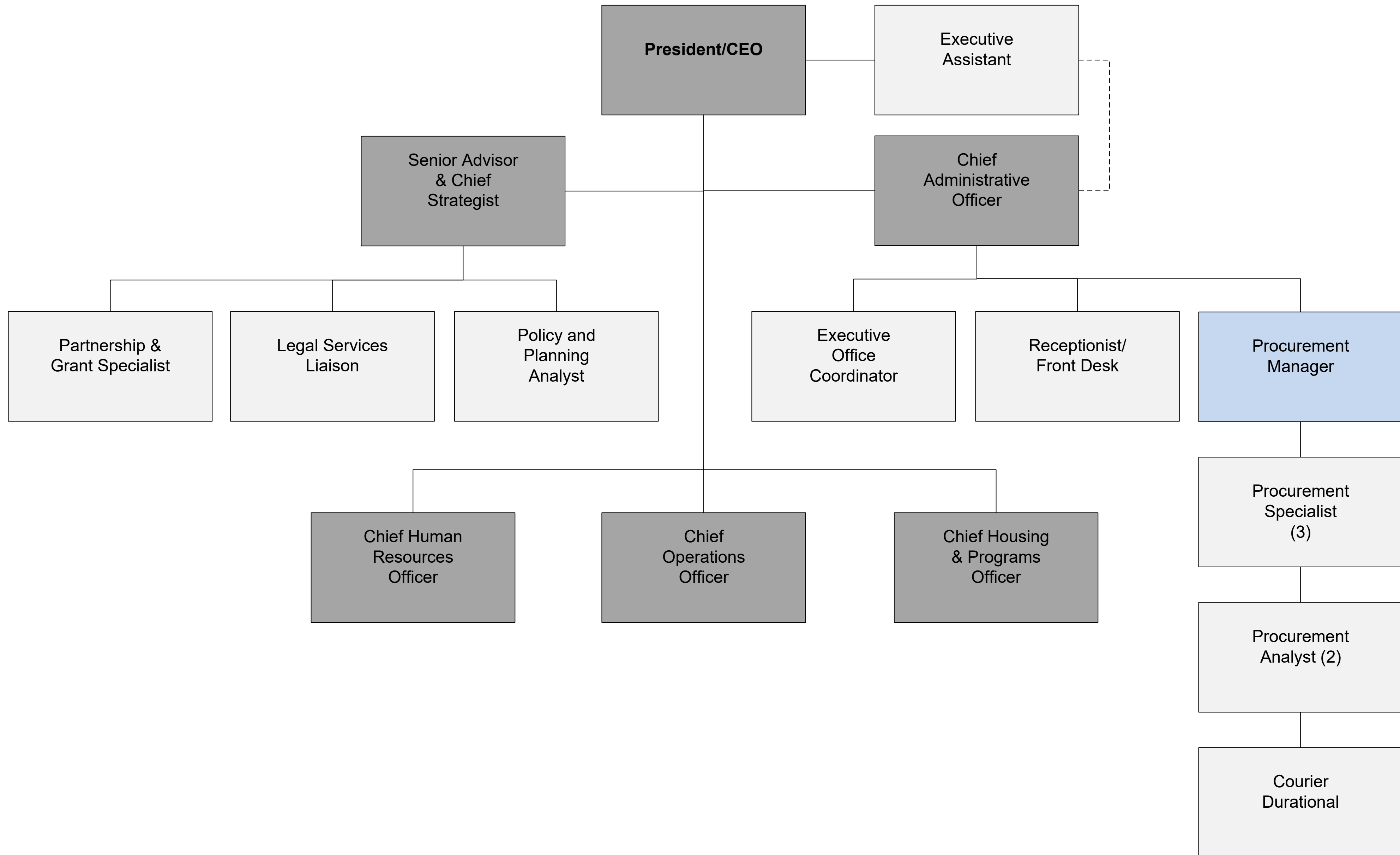
*****Legend*****

- Board, President/CEO, and Chiefs
- Directors, Regional Managers
- Managers, Supervisors
- Support Staff



Executive Office

(Executive Administration, Policy, Governmental Affairs, and Procurement)



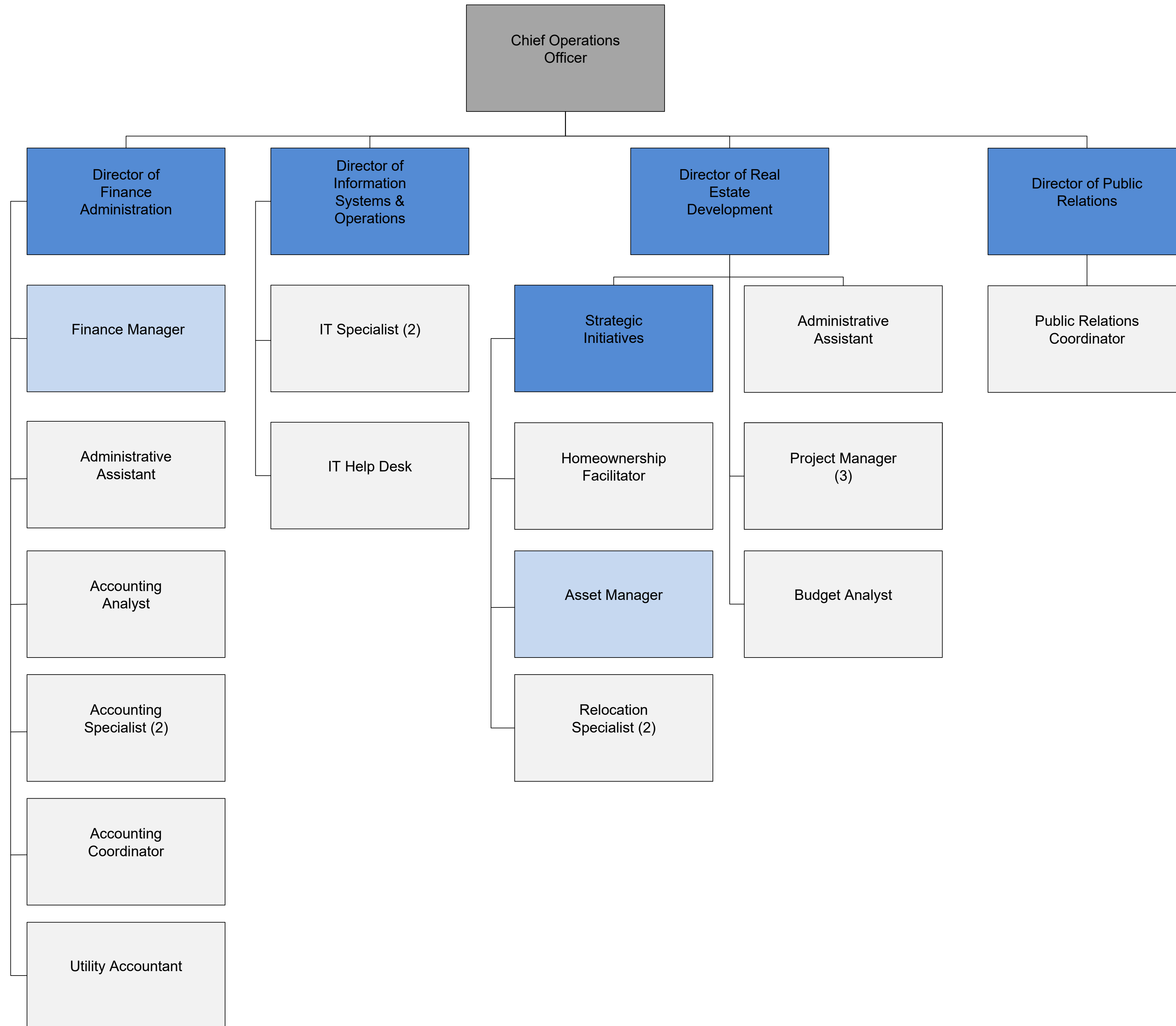
*****Legend*****

- Board, President/CEO, and Chiefs
- Directors, Regional Managers
- Managers, Supervisors
- Support Staff



Administrative and Strategic Operations

(Finance, Technology, Public Relations, Development)



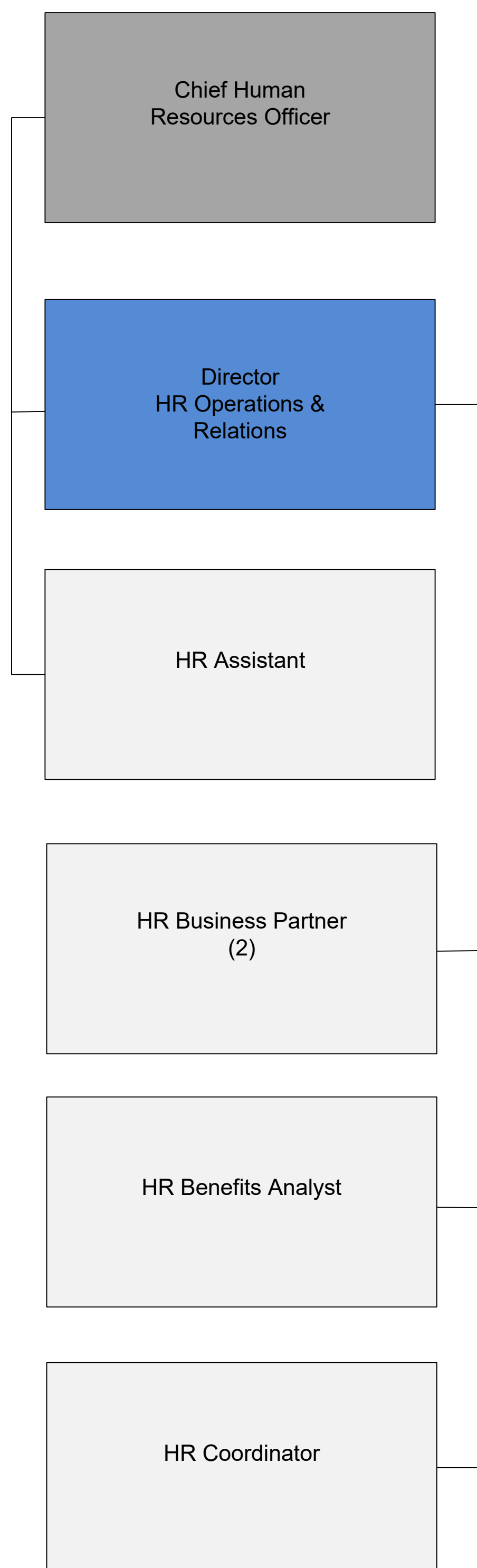
*****Legend*****

- Board, President/CEO, and Chiefs
- Directors, Regional Managers
- Managers, Supervisors
- Support Staff

HABD Organizational Chart
March 2024



Human Resources

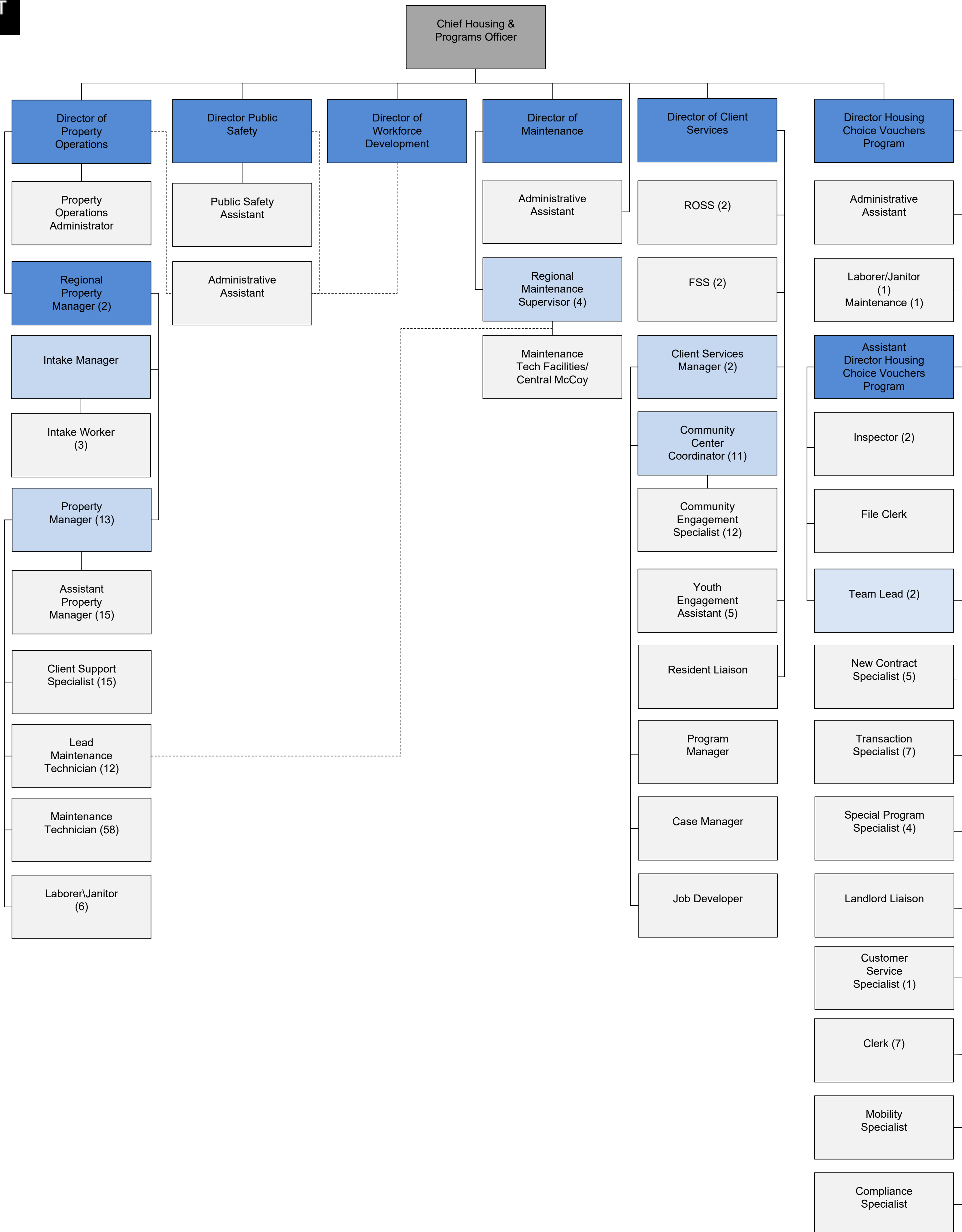


*****Legend*****

- Board, President/CEO, and Chiefs
- Directors, Regional Managers
- Managers, Supervisors
- Support Staff



Housing Operations & Programs Administration



*****Legend*****

- Board, President/CEO, and Chiefs
- Directors, Regional Managers
- Managers, Supervisors
- Support Staff

Attachment F Grievance Procedures



ATTACHMENT F: GRIEVANCE PROCEDURES AND PET POLICY

HABD's Grievance Procedures and Pet Policy are contained in the ACOP and Administrative Plan and have not been revised.

Attachment G

Revised Homeownership Program



ATTACHMENT G: HOMEOWNERSHIP

Homeownership Program

Strategic Initiatives is in the process of rebuilding our agency's capacity to transition families from a rental unit to a path to homeownership. HABD has units in Fountain Heights, Mason City, and Tuxedo (Ensley) communities that are currently in use by tenants, some of which are interested in purchasing the unit they live in. HABD's Homeownership program is based on a 5(h) Lease-Home Ownership Program with the purpose of providing affordable home ownership opportunities for working class families. The program currently has an inventory of thirty-five (35) units to repurpose into homeownership.

Strategic Initiatives is engaged with local housing counseling agencies to begin the process of getting our program participants "mortgage ready". This is accomplished by engagement with our HUD Approved counseling partner agencies such as Neighborhood Housing Services of Birmingham, Birmingham Urban League, and Operation HOPE to provide a qualifying First

Time Homebuyer Class (8 hours) and individual counseling of the residents. Strategic Initiatives has also re-engaged with local lenders who still participate through Public Housing Programs and Housing Choice Vouchers to ensure that potential homeowners have the needed financing to make the purchase (Bancorp/Cadence and Renasant Bank). Homeownership is also engaged with the Department of Community Development for the City of Birmingham on ensuring our clients/residents have access to down payment assistance programs that can assist with the sustainability of their home purchase.

Supporting Activities:

Building upon success of clients served under the 5(h) program, Strategic Initiatives has recruited and hired a Lease/Purchase Facilitator to execute the following activities:

- i. File evaluation for Tuxedo/Fountain Heights/Mason City rental single family units.
- ii. Continue to engage with HUD Approved counseling agencies to prepare our residents for the transition to homeownership.
- iii. Coordination of Homebuyer Education Workshops (below are activities that have already occurred)
 - a. Tuxedo (Nov 16, 2023)
 - b. Cooper Green (x2)
 - c. Harbert Center
 - d. Social Venture with Operation Hope
 - e. Coordination of smaller homeownership education events by site
 - f. One on One counseling sessions

- g. Prioritization of FSS, Section 8, and current Lease/Purchase participants
- iv. Establish counseling practices in accordance with Housing and Urban Development’s National Industry Standard for approved housing counseling agencies. Including establishment of software repository for client information to be reported to department head, HABD leadership team, and HUD. Reporting to be shared monthly.
- v. Successfully complete HUD approved counseling certification

Critical Needs:

- i. Office Space for Lease-Purchase/Homeownership Facilitator.
- ii. Completion of training for HUD certification test and transition.

Single Family Units:

IBF Number: B24002 was approved on November 9, 2023 for capital improvements to be made on the units identified in the first tranche of single-family detached units for disposal under the current 5(h) homeownership plan. The next step is the signature of contracts by The Mitchell Group and The Robinson Group. Once those contracts are executed, a meeting with the principles of each group will convene to discuss final logistics, operating plan, and expected timeline for completion.

Inventory and Capital Improvements:

In 2023, the board of commissioners authorized the Housing Authority of the Birmingham District to begin capital improvements on eleven (11) single family units in the agency’s inventory. Homeownership requested the CounselorMax CRM software to effectively manage the caseload of clients from Public Housing, FSS, and residents who are over the income threshold. The software provides tracking mechanisms for budgets, credit reports, and milestones for the client(s) to achieve their financial goals and allow for HABD to keep track of their progress.

Occupied Units for Purchase	
Address	Notes
2047 Avenue O Ensley	
1617 21 st Street Ensley	
2049 Avenue O Ensley	
1529 17 th Street N	Approved with local lender
2046 Avenue P Ensley	
Vacant Single Family Units	
Address	Property Site
1316 21 st Street Ensley	Tuxedo
2049 Avenue P Ensley	Tuxedo
1612 21 st Street Ensley	Tuxedo
1608 Avenue D Ensley	Tuxedo
1309 15 th Court N	Fountain Heights

1913 16 th Street SW	Mason City
1912 15 th Way SW	Mason City
1801 15 th Street SW	Mason City
1916 15 th Way SW	Mason City
Location	AMP#
1812 14 th Way SW Birmingham	AL001000040
1816 14 th Way SW Birmingham	AL001000040
1820 14 th Way SW Birmingham	AL001000040
1921 15 th Street SW Birmingham	AL001000040
1913 16 th Street SW Birmingham	AL001000040
1312 15 th Ave N Birmingham	AL001000040
1801 15th Street SW, Birmingham, AL	AL001000042
1916 15th Way SW, Birmingham, AL	AL001000042
1917 16th Street SW, Birmingham, AL	AL001000042
1912 15th Way SW, Birmingham, AL	AL001000042
1309 15th Court N, Birmingham, AL	AL001000042
1512 21 st Street Ensley	AL001000044
1516 21 st Street Ensley	AL001000044
2044 Avenue P	AL001000044
2046 Avenue P	AL001000044
2048 Avenue P	AL001000044
2045 Avenue P	AL001000044
2047 Avenue P	AL001000044
2049 Avenue P	AL001000044
1613 21 st Street Ensley	AL001000045
1617 21 st Street Ensley	AL001000045
1612 21 st Street Ensley	AL001000045
1616 21 st Street Ensley	AL001000045
1612 22 nd Street Ensley	AL001000045
1616 22 nd Street Ensley	AL001000045
2044 Ave O Ensley	AL001000046
2045 Ave O Ensley	AL001000046
2046 Ave O Ensley	AL001000046
2047 Ave O Ensley	AL001000046
2048 Ave O Ensley	AL001000046
2049 Ave O Ensley	AL001000046
1608 Ave D Ensley	AL001000046
2049 Ave O Ensley	AL001000046
1608 Ave D Ensley	AL001000046

Attachment H

Revised Community Service and Self Sufficiency Programs



ATTACHMENT H: COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAMS

Client Services

Client Services and the HABD Triage Initiative: The Client Services Department at HABD is centralizing its efforts around the Community Centers, which are pivotal to the HABD Triage Initiative. This initiative is designed to support our residents in four key areas: Economic Empowerment, Educational Advancement, Health and Wellness, and Character Development. In addition to serving as the focal point for the Triage Initiative, our Community Centers continue to be vibrant hubs for various community activities, including programs, after-school activities, educational seminars, and athletic events.

The Triage Initiative process for HABD residents is as follows:

1. **Assessment:** New residents complete the Triage Assessment Questionnaire during intake orientation. The Community Engagement Staff enters responses into the Tracking At A Glance system (TAAG).
2. **Action Plan Development:** Community Coordinators/Case Managers connect residents with suitable partners (e.g., for education, mental health, job search) based on the assessment outcomes. Progress is monitored and recorded in TAAG.
3. **Annual Review:** Residents complete another Triage Assessment during yearly recertification to identify new needs, with subsequent referral to appropriate partners.

Notable partners in this initiative include Alethia House, Alabama Industrial Development (AIDT), Birmingham City Schools, Girls INC, The Boy Scouts of America, and many others.

Section 3 Program

The Housing Authority of the Birmingham District (HABD) Board of Commissioners approved a revision to the Section 3 Policy on January 19, 2023, ensuring that HABD stays in line with HUD's regulations and makes periodic adjustments to meet these goals effectively. By adhering to these targeted goals, HABD aims to leverage public and private partnerships to provide more resources and opportunities for our residents, thus fostering an environment of growth and sustainable community development.

HABD reaffirms its commitment to comply with HUD's Section 3 regulations and to ensure that the benefits of this program are directed towards HABD residents. The goals set forth for the Section 3 Program are as follows:

1. **Increase Participation:** Boost Section 3 participation in all covered projects by 2%.
2. **Promote Employment:** Promote long-term employment opportunities for residents.
3. **Support Resident Businesses:** Assist in developing two Resident Owned Businesses (ROBs) for contract award on upcoming projects.
4. **Ensure Compliance:** Achieve documented compliance on all Section 3 covered projects and activities.

These goals are in line with the strategic direction outlined in the Five-Year Plan, emphasizing the need for continuous updates to staff and commissioners, engagement with residents through informational sessions, and leveraging media and digital platforms to highlight our initiatives

Workforce Development

HABD's Workforce Development department will pursue the following objectives to foster economic opportunities for our residents:

1. Workforce Development Plan: Develop a Workforce Development Plan assessing residents' skills in alignment with future workforce demands.
2. Training Programs: In collaboration with partners, develop training programs that equip workers with skills required by employers.
3. YouthBuild Partnership: Partner with the YouthBuild program for educational, workforce, and life skills development.
4. Launch Institute: Initiate a Workforce Development Institute.
5. Electronic Communication: Implement electronic communication to inform residents of employment and training opportunities.
6. Vetted List of Residents: Establish a vetted list of over 500 residents interested in employment and/or training opportunities.

Attachment I

Safety and Crime Prevention



ATTACHMENT I: HABD does not have a revision for crime and safety provisions for the plan year.

Attachment J

Revised Asset Management



ATTACHMENT J: ASSET MANAGEMENT

1. NSPIRE Inspections: Achieve at least an 80% passing score on NPIRE inspections starting early 2024, with the ultimate aim of elevating HABD to a high performer status with scores above 90%.
2. Preventive Maintenance Program: Utilize annual inspection reports from the US Inspection Group to strategize and implement a preventive maintenance program tailored to the needs of each development.
3. Inspection Schedules: Establish quarterly rounds for each unit to address all issues from the "NSPIRE Pre-REAC Priority Checklist" by the second round.
4. Contract Extensions: Extend the US Inspection Group contract to include annual 100% inspections and extend make-ready contracts with Reese Services LLC, Supreme Cleaning, and Robinson and Associates for 2024-2029 to allow maintenance staff to concentrate on preventive maintenance.
5. Occupancy Levels: With the continued help of HABD staff and make-ready vendors, maintain a 96 to 98% occupancy rating.
6. Curb Appeal: Extend the lawn care contracts with DLN Lawncare, Frontline Lawn Services, Special Care Lawn Services, and Real Woodmen from 2024 through 2025.
7. Bidding for Services: Re-evaluate service contracts for Tom Brown and Morrell Todd sites, with the possibility of going out for bid or offering to the next bidder from the original solicitation.
8. Maintenance Technician Apprenticeship: By mid-summer 2024, finalize the outline for a new program to train candidates as apprentice maintenance technicians, aiming to enlist up to 24 candidates who will participate for nine months and pass tests with a score of 70% or better.
9. Recruitment and Training: Work with HR to recruit qualified technicians to fill 18 vacant positions and offer training in HVAC, Plumbing, and Electrical to the maintenance staff.
10. Continued Partnership: From 2025 to 2029, continue using the US Inspection Group for annual inspections to aid the preventive maintenance program.
11. Establishment of a Force Account: Propose to HUD the creation of a "force account" team of contractors to further enhance maintenance capabilities.

Attachment K

Revised Substantial Deviation



ATTACHMENT K: SUBSTANTIAL DEVIATION

As part of the Rental Assistance Demonstration (RAD) Program, the Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. Changes to the Capital Fund Budgets produced as a result of each approved RAD conversion, Section 18/RAD Blend regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the construction and/or rehabilitation plan for each approved RAD conversion;
and
- c. Changes to the financing structure for each approved RAD/Section 18 Blend conversion.

Attachment L
Significant Amendment/
Modification



ATTACHMENT L: SIGNIFICANT AMENDMENT/MODIFICATION

As mandated by the HUD, a public housing authority must define a substantial change to the Agency Plan. If a proposed change to the Agency Plan is considered a “substantial change,” it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, HABD defines significant changes to the Agency Plan as follows:

- a. Significant changes to tenant/resident admissions policies;
- b. Significant changes to the tenant/resident screening policy;
- c. Significant changes to public housing rent policies;
- d. Significant changes to the organization of the public housing or HCV waiting lists;
- e. Significant Changes in the use of replacement reserve funds under the Capital Fund Grant;
- f. Non-de-minimis changes to the identification of public housing units and/or property that will be subject to demolition, disposition, designation, or conversion activities; to exclude casualty or otherwise uninhabitable units.

Excluded from the definition of significant amendment/modification is the implementation or refinement of policies and programs contained in the 5-Year Plan or Annual Plan, or those implemented to comply with changes in regulations or law.



Section B.2 contains new activities relating to the elements of the PHA Plan which are planned for Fiscal Year 2025. A summary of each revision is attached to this section.

Hope VI or Choice Neighborhoods. ✓

Mixed Finance Modernization or Development.

Demolition and/or Disposition. ✓

Designated Housing for Elderly and/or Disabled Families. Conversion of Public Housing to Tenant Based Assistance

Conversion of Public Housing to Project-Based Assistance under RAD. ✓

Occupancy by Over-Income Families.

Occupancy by Police Officers. ✓

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).

Attachment M
New Activities: HOPE VI and Choice
Neighborhoods



B.2 NEW ACTIVITIES

ATTACHMENT M: HOPE VI and CHOICE NEIGHBORHOODS

The Housing Authority of the Birmingham District (HABD) received a Choice Neighborhood Implementation Grant in 2023 for \$50 million dollars for the Smithfield Court (AL001000009) community. HABD will commence development of the housing phases set forth in the CNI as noted below.

PHASE	NAME	ESTIMATED YEAR	TOTAL UNITS	REPLACEMENT UNITS
1	JCCEO HQ	2024	101	50
2	Parker High School Surplus A	2025	151	75
3	On-Site West (New Library)	2026	127	63
4	On-Site Center	2027	153	76
5	Library Site	2028	99	49
6	On-Site East	2029	149	74
7	Parker High School Surplus B	2030	140	69
	TOTAL		920	456

Attachment N

New Activities: Demolition and Disposition

Charts Showing Public Housing Units Proposed for Demolition and Disposition



The Housing Authority of the Birmingham District (HABD) intends to commence and/or complete the following demolition and disposition activities during the plan year.

1. **Multiple Properties** - Thirty-five (35) structural damaged units located in multiple properties as identified on the attached chart.
2. **Ralph Kimbrough Homes (AL001000018)** - Eight (8) units will be demolished that were damaged by fire resulting in a total loss of the units.
3. **Smithfield Court (AL001000009)** - Four hundred fifty-six (456) units will be demolished in accordance with the Choice Neighborhood Implementation Plan. It is expected that demolition will commence in 2025 and will be done in three phases.
4. **Marks Village (AL001000006)** - Two hundred two dwelling units (202) and two (2) non-dwelling units will be demolished in accordance with the previous approval.
5. **Elyton Village Gymnasium (AL001000001)** - One (1) non-dwelling building will be demolished upon approval of a non-dwelling demolition application.

**HOUSING AUTHORITY OF THE BIRMINGHAM
DISTRICT 35 Structurally Damaged Units to be Demolished**

Property	Number of Units to be demolished	Address	Unit Number
Collegetown Center	3	3021 31 st Avenue North	160
		3064 30 th Avenue North	175
		3070 30 th Avenue North	178
Elyton Village	12	329 3 rd Street West	61
		331 3 rd Street West	62
		333 3 rd Street West	63
		335 3 rd Street West	64
		337 3 rd Street West	65
		339 3 rd Street West	66
		301 3 rd Street West	75
		303 3 rd Street West	76
		305 3 rd Street West	77
		307 3 rd Street West	78
		309 3 rd Street West	79
311 3 rd Street West	80		
Kimbrough Homes	1	2801-F Wilson Road	203
Marks Village	3	7529 66 th Courtway South	298
			225
		6531 Interlaken Avenue South	226
Morrell Todd Homes	5	824-A 46 th Place North	109
		842-B 46 th Place North	110
		4604 8 th Court North	111
		4606 8 th Court North	112
		4523-B 8 th Terrace North	119
North Birmingham Homes	3	3133 44 th Avenue North	46
		3151 44 th Avenue North	37
		3000 42 nd Avenue North	257
Smithfield Court	8	274 8 th Avenue North	463
		276 8 th Avenue North	464
		278 8 th Avenue North	465
		280 8 th Avenue North	466
		282 8 th Avenue North	467
		284 8 th Avenue North	468
		842 3 rd Street North	475
		844 3 rd Street North	476
TOTAL	35		

Housing Authority Birmingham District 8 Casualty Loss Units to be Demolished							
	Property	Building Number	Unit Number	Address	Incident Date	Reported to Insurance Date	Expiration
1	AL001000018	000012	77	2904-A John Bryan Road, Birmingham, AL 35211	04/26/2021	04/27/2021	05/31/2024
2	AL001000018	000012	78	2904-B John Bryan Road, Birmingham, AL 35211	04/26/2021	04/27/2021	05/31/2024
3	AL001000018	000012	79	2904-C John Bryan Road, Birmingham, AL 35211	04/26/2021	04/27/2021	05/31/2024
4	AL001000018	000012	80	2904-D John Bryan Road, Birmingham, AL 35211	04/26/2021	04/27/2021	05/31/2024
5	AL001000018	000012	81	2904-E John Bryan Road, Birmingham, AL 35211	04/26/2021	04/27/2021	05/31/2024
6	AL001000018	000012	82	2904-F John Bryan Road, Birmingham, AL 35211	04/26/2021	04/27/2021	05/31/2024
7	AL001000018	000012	83	2904-G John Bryan Road, Birmingham, AL 35211	04/26/2021	04/27/2021	05/31/2024
8	AL001000018	000012	84	2904-H John Bryan Road, Birmingham, AL 35211	04/26/2021	04/27/2021	05/31/2024

Housing Authority of the Birmingham District 204 Units for Demolition Disposition			
Housing Development	Unit Number	Building Number	Property Address
AL001000006	1	1	7524 Georgia Road South
AL001000006	1	2	7526 Georgia Road South
AL001000006	2	1	7528 Georgia Road South
AL001000006	2	2	7530 Georgia Road South
AL001000006	2	3	7532 Georgia Road South
AL001000006	2	4	7534 Georgia Road South
AL001000006	2	5	7536 Georgia Road South
AL001000006	2	6	7538 Georgia Road South
AL001000006	2	7	7540 Georgia Road South
AL001000006	2	8	7542 Georgia Road South
AL001000006	3	1	7544 Georgia Road South
AL001000006	3	2	7548 Georgia Road South
AL001000006	3	3	7552 Georgia Road South
AL001000006	3	4	6400 Joppa Court South
AL001000006	4	1	6401 Joppa Court South

AL001000006	4	2	7554 Georgia Road South
AL001000006	4	3	7558 Georgia Road South
AL001000006	4	4	7560 Georgia Road South
AL001000006	5	1	7562 Georgia Road South
AL001000006	5	2	7564 Georgia Road South
AL001000006	5	3	7566 Georgia Road South
AL001000006	5	4	7568 Georgia Road South
AL001000006	5	5	7570 Georgia Road South
AL001000006	5	6	7572 Georgia Road South
AL001000006	6	1	7574 Georgia Road South
AL001000006	6	2	7578 Georgia Road South
AL001000006	6	3	7582 Georgia Road South
AL001000006	6	4	6400 Kimberly Ave South
AL001000006	7	1	6410 Kimberly Ave South
AL001000006	7	2	6412 Kimberly Ave South
AL001000006	8	1	6411 Joppa Court South
AL001000006	8	2	6409 Joppa Court South
AL001000006	9	1	7547 64th Courtway South

AL001000006	9	2	7545 64th Courtway South
AL001000006	10	1	7543 64th Courtway South
AL001000006	10	2	7541 64th Courtway South
AL001000006	10	3	7539 64th Courtway South
AL001000006	10	4	7537 64th Courtway South
AL001000006	10	5	7535 64th Courtway South
AL001000006	10	6	7533 64th Courtway South
AL001000006	10	7	7531 64th Courtway South
AL001000006	10	8	7529 64th Courtway South
AL001000006	11	1	7527 64th Courtway South
AL001000006	11	2	7525 64th Courtway South
AL001000006	12	1	7522 Georgia Road South
AL001000006	12	2	7520 Georgia Road South
AL001000006	13	1	7518 Georgia Road South
AL001000006	13	2	7516 Georgia Road South
AL001000006	13	3	7514 Georgia Road South
AL001000006	13	4	7512 Georgia Road South
AL001000006	13	5	7510 Georgia Road South

AL001000006	13	6	7508 Georgia Road South
AL001000006	14	1	7506 Georgia Road South
AL001000006	14	2	7504 Georgia Road South
AL001000006	14	3	7500 Georgia Road South
AL001000006	14	4	6401 Interlaken Ave South
AL001000006	15	1	6415 Interlaken Ave South
AL001000006	15	2	7501 64th Courtway South
AL001000006	15	3	7505 64th Courtway South
AL001000006	15	4	7507 64th Courtway South
AL001000006	16	1	7509 64th Courtway South
AL001000006	16	2	7511 64th Courtway South
AL001000006	16	3	7513 64th Courtway South
AL001000006	16	4	7515 64th Courtway South
AL001000006	16	5	7517 64th Courtway South
AL001000006	16	6	7519 64th Courtway South
AL001000006	17	1	7521 64th Courtway South
AL001000006	17	2	7523 64th Courtway South
AL001000006	18	1	7524 64th Courtway South

AL001000006	18	2	7526 64th Courtway South
AL001000006	19	1	7528 64th Courtway South
AL001000006	19	2	7530 64th Courtway South
AL001000006	19	3	7532 64th Courtway South
AL001000006	19	4	7534 64th Courtway South
AL001000006	19	5	7536 64th Courtway South
AL001000006	19	6	7538 64th Courtway South
AL001000006	19	7	7540 64th Courtway South
AL001000006	19	8	7542 64th Courtway South
AL001000006	20	1	7544 64th Courtway South
AL001000006	20	2	7546 64th Courtway South
AL001000006	21	1	6423 Joppa Court South
AL001000006	21	2	6421 Joppa Court South
AL001000006	22	1	6419 Joppa Court South
AL001000006	22	2	6417 Joppa Court South
AL001000006	22	3	6415 Joppa Court South
AL001000006	22	4	6413 Joppa Court South
AL001000006	23	1	6414 Kimberly Ave South

AL001000006	23	2	6416 Kimberly Ave South
AL001000006	23	3	6418 Kimberly Ave South
AL001000006	23	4	6420 Kimberly Ave South
AL001000006	24	1	6422 Kimberly Ave South
AL001000006	24	2	6424 Kimberly Ave South
AL001000006	25	1	6426 Kimberly Ave South
AL001000006	25	2	6428 Kimberly Ave South
AL001000006	26	1	6427 Joppa Court South
AL001000006	26	2	6425 Joppa Court South
AL001000006	27	1	6435 Joppa Court South
AL001000006	27	2	6433 Joppa Court South
AL001000006	27	3	6431 Joppa Court South
AL001000006	27	4	6429 Joppa Court South
AL001000006	28	1	6430 Kimberly Ave South
AL001000006	28	2	6432 Kimberly Ave South
AL001000006	28	3	6434 Kimberly Ave South
AL001000006	28	4	6436 Kimberly Ave South
AL001000006	29	1	6438 Kimberly Ave South

AL001000006	29	2	6440 Kimberly Ave South
AL001000006	30	1	6439 Joppa Court South
AL001000006	30	2	6437 Joppa Court South
AL001000006	31	1	7522 64th Courtway South
AL001000006	31	2	7520 64th Courtway South
AL001000006	32	1	7518 64th Courtway South
AL001000006	32	2	7516 64th Courtway South
AL001000006	32	3	7514 64th Courtway South
AL001000006	32	4	7512 64th Courtway South
AL001000006	32	5	7510 64th Courtway South
AL001000006	32	6	7508 64th Courtway South
AL001000006	33	1	7504 64th Courtway South
AL001000006	33	2	7502 64th Courtway South
AL001000006	33	3	7500 64th Courtway South
AL001000006	33	4	6421 Interlaken Ave South
AL001000006	34	1	6501 Interlaken Ave South
AL001000006	34	2	6503 Interlaken Ave South
AL001000006	34	3	6505 Interlaken Ave South

AL001000006	34	4	6507 Interlaken Ave South
AL001000006	35	1	6502 Joppa Avenue South
AL001000006	35	2	6500 Joppa Avenue South
AL001000006	36	1	6504 Joppa Avenue South
AL001000006	36	2	6506 Joppa Avenue South
AL001000006	36	3	6508 Joppa Avenue South
AL001000006	36	4	6510 Joppa Avenue South
AL001000006	36	5	6512 Joppa Avenue South
AL001000006	36	6	6514 Joppa Avenue South
AL001000006	37	1	6519 Interlaken Ave South
AL001000006	37	2	6517 Interlaken Ave South
AL001000006	37	3	6515 Interlaken Ave South
AL001000006	37	4	6513 Interlaken Ave South
AL001000006	37	5	6511 Interlaken Ave South
AL001000006	37	6	6509 Interlaken Ave South
AL001000006	38	1	6527 Interlaken Ave South
AL001000006	38	2	6525 Interlaken Ave South
AL001000006	38	3	6523 Interlaken Ave South

AL001000006	38	4	6521 Interlaken Ave South
AL001000006	39	1	6516 Joppa Avenue South
AL001000006	39	2	6518 Joppa Avenue South
AL001000006	40	1	6503 Joppa Court South
AL001000006	40	2	6501 Joppa Court South
AL001000006	41	1	6500 Kimberly Ave South
AL001000006	41	2	6502 Kimberly Ave South
AL001000006	42	1	6504 Kimberly Ave South
AL001000006	42	2	6506 Kimberly Ave South
AL001000006	42	3	6508 Kimberly Ave South
AL001000006	42	4	6510 Kimberly Ave South
AL001000006	43	1	6511 Joppa Court South
AL001000006	43	2	6509 Joppa Court South
AL001000006	43	3	6507 Joppa Court South
AL001000006	43	4	6505 Joppa Court South
AL001000006	44	1	6515 Joppa Court South
AL001000006	44	2	6513 Joppa Court South
AL001000006	45	1	6514 Kimberly Ave South

AL001000006	45	2	6516 Kimberly Ave South
AL001000006	101	1	7551 65th Courtway South
AL001000006	101	2	7549 65th Courtway South
AL001000006	101	3	7547 65th Courtway South
AL001000006	101	4	7545 65th Courtway South
AL001000006	102	1	7531 65th Courtway South
AL001000006	102	2	7529 65th Courtway South
AL001000006	102	3	7527 65th Courtway South
AL001000006	102	4	7525 65th Courtway South
AL001000006	103	1	7543 65th Courtway South
AL001000006	103	2	7541 65th Courtway South
AL001000006	103	3	7539 65th Courtway South
AL001000006	103	4	7537 65th Courtway South
AL001000006	103	5	7535 65th Courtway South
AL001000006	103	6	7533 65th Courtway South
AL001000006	104	1	7532 65th Courtway South
AL001000006	104	2	7534 65th Courtway South
AL001000006	104	3	7536 65th Courtway South

AL001000006	104	4	7538 65th Courtway South
AL001000006	104	5	7540 65th Courtway South
AL001000006	104	6	7542 65th Courtway South
AL001000006	105	1	7524 65th Courtway South
AL001000006	105	2	7526 65th Courtway South
AL001000006	105	3	7528 65th Courtway South
AL001000006	105	4	7530 65th Courtway South
AL001000006	106	1	7544 65th Courtway South
AL001000006	106	2	7546 65th Courtway South
AL001000006		3	7548 65th Courtway South
AL001000006	106	4	7550 65th Courtway South
AL001000006	111	1	7545 Marks Drive South
AL001000006	111	2	7547 Marks Drive South
AL001000006	111	3	7549 Marks Drive South
AL001000006	111	4	7551 Marks Drive South
AL001000006	111	5	7553 Marks Drive South
AL001000006	111	6	7555 Marks Drive South
AL001000006	115	1	7525 Marks Drive South

AL001000006	115	2	7527 Marks Drive South
AL001000006	115	3	7529 Marks Drive South
AL001000006	115		7531 Marks Drive South
AL001000006	115	5	7533 Marks Drive South
AL001000006	115	6	7535 Marks Drive South
AL001000006	116	1	7537 Marks Drive South
AL001000006	116	2	7539 Marks Drive South
AL001000006	116	3	7541 Marks Drive South
AL001000006	116	4	7543 Marks Drive South


**Housing Authority of the Birmingham District Elyton Village Gymnasium
Proposed Demolition Disposition**

Housing Development	Building	Property Address
AL001000001	Gymnasium	31 4th Court West, Birmingham, AL 35204

Attachment O
New Activities: Conversion of Public
Housing to Project Based Assistance under
RAD – “Thrive 2035”



ATTACHMENT O: CONVERSION OF PUBLIC HOUSING to PROJECT-BASED ASSISTANCE under RAD

 **Thrive 2035** is the strategic framework through which the Housing Authority of Birmingham District will reposition our Public Housing portfolio and create new affordable housing in the City of Birmingham through the creation of **public/private partnerships** utilizing **private capital**. Conversion tools provided by HUD will result in the **elimination of all Public Housing** through the transition to other affordable housing platforms.

Repositioning is a mechanism through which properties are removed from the federal public housing restrictions and converted to project based rental assistance allowing access to private capital for renovation and redevelopment.

Decreased federal funding has resulted in a backlog of capital needs for public housing across the country of over \$60 Billion dollars. HABD estimates our capital needs at over \$500,000 million. HUD has provided PHA's with a variety of tools to reposition the Public Housing portfolio and HABD anticipates use of most tools available as described further below.

Thrive 2035 is the culmination of months of planning in which Public Housing properties have been assessed to determine continued viability. Based on physical and financial assessments, properties will be repositioned utilizing various redevelopment methods including moderate and substantial rehabilitation; disposition and demolition; and new construction of replacement units.

Our real estate repositioning strategy will improve the quality of affordable housing and assure that there is no loss of any affordable housing units in our community. HABD has partnered with experienced Development Teams to assist us in expediting our repositioning strategy.

RAD AND SECTION 18 BLEND WITH TRANSFER OF ASSISTANCE

The Housing Authority of Birmingham District (HABD) intends to submit RAD applications to convert the majority of the Public Housing communities to Project Based Vouchers (PBV) under the guidelines of PIH Notice 2019-23, REV 4 and any successor Notices. Upon conversion to PBVs, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2019-23, REV 4 and PIH 2016-17. These residents' rights, participation, waiting list and grievance procedures are described below. Additionally, the Housing Authority of Birmingham District certifies that it is currently compliant with all Fair Housing and Civil Rights requirements and is not under a Voluntary Compliance Agreement.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HABD with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund budget will be reduced by the pro-rata share of Public Housing Developments converted as part of the demonstration and that HABD may also borrow fund to address their capital needs. HABD will also contribute Capital Funds, Public Housing Reserve Funds and non-federal funds to support the repositioning of the properties, as applicable.

The RAD conversions will include the following elements.

1. The unit count will remain the same pre-conversion and post-conversion.
2. Any change in bedroom distribution will be based on needs of the existing residents to assure protection all residents in accordance with the resident rights under the RAD Program.
3. It is anticipated that there will be RAD Transfer of Assistance to other locations/properties within Birmingham and no redevelopment of the existing public housing site. The TOA projects were determined based on environmental factors that may impede redevelopment of the existing site.

The chart below identifies each of the properties and the anticipated repositioning strategy.

PROJECT #	PROJECT NAME	# UNITS	REPOSITIONING STRATEGY
AL001000001	Elyton Village	478	RAD/Section 18 Blend
AL001000006	Marks Village	500	RAD/Section 18 Blend Transfer of Assistance
AL001000009	Smithfield Court	456	CNI/RAD/Section 18 Blend
AL001000010	Tom Brown Village	248	RAD/Section 18 Blend
AL001000011	Rev. Dr. Morrell Todd Homes	456	RAD/Section 18 Blend/Transfer of Assistance
AL001000013	Collegeville	394	RAD/Section 18 Blend/Transfer of Assistance
AL001000014	Harris Homes	188	RAD/Section 18 Blend
AL001000016	North Birmingham Homes	271	RAD/Section 18 Blend
AL001000017	Cooper Green	227	RAD/Section 18 Blend
AL001000018	Ralph Kimbrough Homes	231	RAD/Section 18 Blend
AL001000023	Roosevelt City	118	RAD/Section 18 Blend
AL001000031	Park Place	87	RAD
AL001000032	Park Place II	85	RAD
AL001000033	Park Place III	68	RAD
AL001000034	Tuxedo	56	RAD
AL001000035	Tuxedo Terrace II	54	RAD
AL001000037	Glenbrook	50	RAD
AL001000040	Mason City I	6	Complete 5h Homeownership
AL001000042	Mason City III	8	Complete 5h Homeownership
AL001000043	Mason City IV	1	Complete 5h Homeownership
AL001000044	Tuxedo Terrace Phase I	9	Complete 5h Homeownership
AL001000045	Tuxedo Terrace Phase II	6	Complete 5h Homeownership
AL001000046	Tuxedo Terrace III	6	Complete 5h Homeownership

RAD PBVs RESIDENT RIGHTS AND PARTICIPATION

1. **No Re-screening of Tenants upon Conversion.** Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility

and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.

2. **Right to Return.** Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved (see Section 1.6.B.7 and Section 1.7.A.8 on conditions warranting a transfer of assistance), residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a PHA or Owner's offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.

3. **Renewal of Lease.** Under current regulations at 24 CFR § 983.257(b)(3), upon lease expiration, a PHA can choose not to renew the lease, without good cause. In such a case, the regulatory consequence is the loss of the assisted unit. Under RAD, the PHA must renew all leases upon lease expiration, unless cause exists. Consequently, 24 CFR §983.257(b)(3) will not apply. This provision must be incorporated by the PBV owner into the tenant lease or tenancy addendum, as appropriate.

4. **Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is waiving section 3(a) (1) of the Act, as well as 24 CFR §983.3 (definition of "total tenant payment" (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three-year phase-in for smaller increases in rent and a five-year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058

HABD will utilize the Three-Year Phase-in:

- a. Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP and the standard TTP.
- b. Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 66% of difference between most recently paid TTP and the standard TTP
- c. Year 3: Year 3 AR and all subsequent recertifications – Full standard TTP

Please Note: Once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.

5. **Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Current PH FSS participants will continue to be eligible for FSS once their housing is converted under RAD, and PHAs will be allowed to use any PH FSS funds granted previously or pursuant to the FY 2013 PH FSS NOFA, to serve those FSS participants who live in units converted by RAD and who will as a result be moving to

the HCV FSS program, subject to the following:

a. If a PHA has an HCV FSS program, a PHA must convert the PH FSS program participants at the covered project to their HCV FSS program. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility of PHAs under a RAD conversion.

b. If a PHA does not have an HCV FSS program, the PHA must establish an HCV FSS program and convert the PH FSS program participants at the covered project into their HCV FSS program. PHAs are not required to offer enrollment in FSS to residents in converting projects and other HCV participants, other than to residents in converting projects that were enrolled in the PH FSS program. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility of PHAs under a RAD conversion. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984 and in accordance with the participants' contracts of participation. However, residents who were converted from the PH FSS program to the HCV FSS program through RAD may not be terminated from the HCV FSS program or have HCV assistance withheld due to the participant's failure to comply with the contract of participation. Consequently, 24 CFR 984.303(b)(5)(iii) does not apply to FSS participants in converted properties. Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future public housing. ROSS-SC grants, nor will its residents be eligible to be served by future public housing ROSS-SC grants.

6. Resident Participation and Funding. In accordance with Attachment 1B, residents of covered projects converting assistance to PBVs will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

7. Resident Procedural Rights. The following items must be incorporated into both the Section 8 Administrative Plan and the owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

a. Termination Notification. HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257, related to owner termination of tenancy and eviction, as modified by the waiver in Section 1.6(C)(3) above, the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:

- i. A reasonable period of time, but not to exceed 30 days:
 - If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - In the event of any drug-related or violent criminal activity or any felony conviction;
- ii. 14 days in the case of nonpayment of rent; and

iii. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

b. Grievance Process. HUD is incorporating additional procedural rights to comply with the requirements of section 6 of the Act. For issues related to tenancy and termination of assistance, PBV program rules require the PHA to provide an opportunity for an informal hearing, as outlined in 24CFR § 982.555. RAD will waive 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, and require that:

i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi), an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a PHA (as owner) action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.

- For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program.
- For any additional hearings required under RAD, the PHA (as owner) will perform the hearing.

ii. An informal hearing will not be required for class grievances or to disputes between residents not involving the PHA (as owner) or contract administrator. This hearing requirement shall not apply to and is not intended as a forum for initiating or negotiating policy changes between a group or groups of residents and the PHA (as owner) or contract administrator.

iii. The PHA (as owner) give residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).

8. Earned Income Disregard (EID). Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only apply to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion

at the time of conversion (e.g., due to loss of employment); tenants that move into the property following conversion, etc.) is covered by this waiver.

9. Capital Fund Education and Training Community Facilities (CFCF) Program. CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. Where a community facility has been developed under CFCF in connection to or serving the residents of an existing public housing project converting its assistance under RAD, residents will continue to qualify as “PHA residents” for the purposes of CFCF program compliance. To the greatest extent possible the community facility should continue to be available to public housing residents

RAD PBV: Other Miscellaneous Provisions

1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration. PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.

2. Additional Monitoring Requirement. The PHA’s Board must approve the operating budget for the covered project annually in accordance with HUD requirements.

3. Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3). Under existing PBV program rules, projects that qualify as “existing housing” under 24 CFR § 983.52(a) are not subject to Davis-Bacon (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) or Section 3 (24 CFR Part 135). However, the Davis-Bacon Act and Section 3 shall apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation, regardless of whether the project qualifies as “existing housing.” Developmental requirements under 24 CFR§983.154 and fair housing provisions under 24 CFR § 983.152(c)(vi) continue to apply.

4. Establishment of Waiting List. In establishing the waiting list for the converted project, the PHA shall utilize the project-specific waiting list that existed at the time of conversion, unless the assistance is being transferred to another neighborhood. If a project-specific waiting list does exist, but the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list. In addition, the waiting list must be established and maintained in accordance with PBV program requirements.

given the number of applicants, PHA resources, and community characteristics of the proposed conversion under RAD. Such activities should be pursuant to the PHA's policies for waiting list management, including the obligation to affirmatively further fair housing.

A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area, informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate.

Applicants on the agency's centralized public housing waiting list who wish to be placed onto the newly-established waiting list are done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP). To implement this provision, HUD is waiving 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR § 983.251(c).

5. **Mandatory Insurance Coverage.** The project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project, except with the written approval of HUD to the contrary.

6. **Agreement Waiver.** For public housing conversions to PBV, there will be no Agreement to Enter into a Housing Assistance Payments (AHAP) contract. Therefore, all regulatory references to the Agreement (AHAP), including regulations under 24 CFR Part 983 Subpart D are waived.

7. **Future Refinancing.** Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)

8. **Administrative Fees for Public Housing Conversions.** For the initial Calendar Year in which a project's assistance has been converted, RAD PBV projects will be funded with public housing money. Since the public housing funding will not have been transferred to the TBRA account and since this funding is not section 8 assistance the annual contributions contract (ACC) between the PHA and HUD will cover the project units, but be for zero dollars. For this transition period, the ACC will primarily serve as the basis for covering the units and requiring PHA compliance with HUD requirements, but it will not be (as it is in the regular PBV program) the funding vehicle for the PBV RAD vouchers. Given this, and given the fact that PHAs will be receiving full public housing funding for the PBV units during this transition period, PHAs will not receive ongoing section 8 administrative fee funding during this time.

Generally, PHAs receive ongoing administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998" and 24 CFR 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing

administrative fees for PBV RAD units. After this transition period, the ACC will be amended to include section 8 funding that corresponds to the units covered by the ACC. At that time, the regular section 8 administrative fee funding provisions will apply

Attachment P

New Activities: Occupancy by Police Officers



ATTACHMENT P: OCCUPANCY BY POLICE OFFICERS**Statement on Police Units**

HABD does not have current plans for Police Officers to occupy any public housing units within the plan year. However, the PHA goal is to have 8 units assigned to officers.

Attachment Q

New Activities: Project Based Voucher Program



ATTACHMENT Q: REVISED PROJECT BASED VOUCHERS OTHER PROJECT BASED VOUCHERS

During the Plan Year, HABD will implement a Project Based Voucher (PBV) Program to assist in the repositioning strategies. The PBVs will also be used for the current redevelopment of Southtown Court and at other properties to be identified as replacement units for other Public Housing lost under the repositioning strategies. HABD anticipates utilization of 203 PBVs at the Southtown Development and commitments for approximately 300 PBVs for other public housing redevelopment efforts.

Additionally, HABD will use PBVs to meet the goals and objectives of HABD's 5 Year Plan, including through issuance of a solicitation or award of PBVs based on previous competition.

Attachment R
New Activities: Units Proposed for HUD
Approved Vacancies – Undergoing
Modernization



ATTACHMENT R: UNITS PROPOSED FOR HUD APPROVED VACANCIES – UNDERGOING MODERNIZATION

The Housing Authority of the Birmingham District has an active vacancy reduction plan to reduce the number of vacancies in the public housing inventory. Several public housing communities have units that are included in this plan, and those are identified on the following charts.

Collegetown Center Modernization Units						
Property	Building	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000013	000024	4	160	3021 31st Avenue North	05/15/2023	05/14/2024
AL001000013	000026	11	175	3064 30th Avenue North	05/15/2023	05/14/2024
AL001000013	000027	2	178	3070 30th Avenue North	05/15/2023	05/14/2024
AL001000013	000002	4	006	3104 32nd Ave North	01/22/2024	01/22/2025
AL001000013	000004	1	009	3098-32nd Avenue, North	01/22/2024	01/22/2025
AL001000013	000004	2	010	3096 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000005	1	013	3088 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000005	12	024	3066 32nd avenue North	01/22/2024	01/22/2025
AL001000013	000005	2	014	3086 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000005	6	018	3078-32nd Avenue, North	01/22/2024	01/22/2025
AL001000013	000005	9	021	3072-32nd Avenue, North	01/22/2024	01/22/2025
AL001000013	000006	2	026	3060 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000006	3	027	3058-32nd Avenue, North	01/22/2024	01/22/2025
AL001000013	000006	5	029	3054 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000006	7	031	3050 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000007	2	038	3034 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000007	3	039	3032 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000009	1	045	3020 32nd Ave North	01/22/2024	01/22/2025
AL001000013	000009	2	046	3018-32nd Avenue, North	01/22/2024	01/22/2025
AL001000013	000009	6	050	3010 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000011	1	055	3001 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000011	6	060	3011 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000012	2	062	3017 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000014	6	074	3053 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000015	1	081	3069 32nd Ave North	01/22/2024	01/22/2025
AL001000013	000015	3	083	3073 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000017	5	099	3109 32nd Avenue North	01/22/2024	01/22/2025
AL001000013	000019	2	114	3080-31st Avenue, North	01/22/2024	01/22/2025
AL001000013	000019	9	121	3064 31st Avenue North	01/22/2024	01/22/2025
AL001000013	000020	5	127	3052 31st Avenue North	01/22/2024	01/22/2025
AL001000013	000020	7	129	3048 31st Avenue North	01/22/2024	01/22/2025
AL001000013	000022	8	150	3000 31st Avenue North	01/22/2024	01/22/2025
AL001000013	000025	1	161	3036-30th Avenue, North	01/22/2024	01/22/2025
AL001000013	000026	3	167	3048 30th Avenue North	01/22/2024	01/22/2025
AL001000013	000026	5	169	3052-30th Avenue, North	01/22/2024	01/22/2025
AL001000013	000026	6	170	3054 30th Avenue North	01/22/2024	01/22/2025
AL001000013	000027	1	177	3068 30th Avenue North	01/22/2024	01/22/2025
AL001000013	000027	10	186	3086-30th Avenue, North	01/22/2024	01/22/2025
AL001000013	000027	11	187	3088 30th Avenue North	01/22/2024	01/22/2025
AL001000013	000028	10	198	3018 31st Street North	01/22/2024	01/22/2025
AL001000013	000028	11	199	3020 31st Street North	01/22/2024	01/22/2025
AL001000013	000028	6	194	3010 31St Street North	01/22/2024	01/22/2025
AL001000013	000029	2	202	301131st Street North	01/22/2024	01/22/2025
AL001000013	000031	1	209	3000 F L Shuttlesworth	01/22/2024	01/22/2025
AL001000013	000031	4	212	3006 F L Shuttlesworth Dr	01/22/2024	01/22/2025

AL001000013	000032	7	219	3087 30th Avenue North	01/22/2024	01/22/2025
AL001000013	000034	1	229	3067 30th Avenue North	01/22/2024	01/22/2025
AL001000013	000034	4	232	3061 30th Avenue North	01/22/2024	01/22/2025
AL001000013	000034	5	233	3059 30th Avenue North	01/22/2024	01/22/2025
AL001000013	000035	1	235	3055 30th Avenue North	01/22/2024	01/22/2025
AL001000013	000035	2	236	3053 30th Avenue North	01/22/2024	01/22/2025
AL001000013	000036	1	239	3047 30th Avenue North	01/22/2024	01/22/2025
AL001000013	000036	4	242	3041 30th Avenue North	01/22/2024	01/22/2025
AL001000013	000037	1	251	3021 30th Avenue North	01/22/2024	01/22/2025
AL001000013	000038	2	260	3096 29th Court North	01/22/2024	01/22/2025
AL001000013	000038	3	261	3094 29th Court North	01/22/2024	01/22/2025
AL001000013	000040	1	277	3062 29th Court North	01/22/2024	01/22/2025
AL001000013	000040	3	279	3058 29th Court North	01/22/2024	01/22/2025
AL001000013	000040	5	281	3054 29th Court North	01/22/2024	01/22/2025
AL001000013	000041	4	286	3044 29th Court North	01/22/2024	01/22/2025
AL001000013	000041	6	288	3040 29th Court North	01/22/2024	01/22/2025
AL001000013	000043	3	295	3026 29th Court North	01/22/2024	01/22/2025
AL001000013	000044	1	305	3000-29th Court, North	01/22/2024	01/22/2025
AL001000013	000045	1	309	2948 29th Avenue North	01/22/2024	01/22/2025
AL001000013	000046	10	324	3045 29th Court North	01/22/2024	01/22/2025
AL001000013	000047	2	328	3055 29th Court North	01/22/2024	01/22/2025
AL001000013	000048	1	331	3065 29th Court North	01/22/2024	01/22/2025
AL001000013	000048	2	332	3067 29th Court North	01/22/2024	01/22/2025
AL001000013	000048	3	333	3069 29th Court North	01/22/2024	01/22/2025
AL001000013	000049	7	343	3093 29th Court North	01/22/2024	01/22/2025
AL001000013	000049	8	344	3095 29th Court North	01/22/2024	01/22/2025
AL001000013	000049	9	345	3097 29th Court North	01/22/2024	01/22/2025
AL001000013	000052	6	368	3022 29th Avenue North	01/22/2024	01/22/2025
AL001000013	000053	1	371	3014 29th Avenue North	01/22/2024	01/22/2025
AL001000013	000055	3	379	3013 29th Avenue North	01/22/2024	01/22/2025
AL001000013	000056	1	381	3021 29th Avenue North	01/22/2024	01/22/2025
AL001000013	000064	2	422	2937 29th Avenue North	01/22/2024	01/22/2025
AL001000013	000064	3	423	2939 29th Avenue North	01/22/2024	01/22/2025
AL001000013	000065	1	425	2828 30th Street North	01/22/2024	01/22/2025
AL001000013	000002	1	003	3110 32nd Avenue North	1/22/2024	1/22/2025
AL001000013	000011	3	057	3005 32nd Avenue North	1/22/2024	1/22/2025
AL001000013	000014	10	078	3061 32nd Avenue North	1/22/2024	1/22/2025
AL001000013	000017	7	101	3113 32nd Avenue North	1/22/2024	1/22/2025
AL001000013	000026	7	171	3056 30th Avenue North	1/22/2024	1/22/2025
AL001000013	000028	2	190	3002 31st Street North	1/22/2024	1/22/2025
AL001000013	000032	6	218	3089 30th Avenue North	1/22/2024	1/22/2025
AL001000013	000036	12	250	3025 30th Avenue North	1/22/2024	1/22/2025
AL001000013	000041	5	287	3042 29th Court North	1/22/2024	1/22/2025
AL001000013	000051	4	362	3036 29th Avenue North	1/22/2024	1/22/2025

North Birmingham Homes Modernization Units						
Property	Building	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000016	000026	4	098	3177-A 42nd Avenue North	05/15/2023	05/14/2024
AL001000016	000034	1	037	3151 44th Avenue North	05/15/2023	05/14/2024
AL001000016	000034	10	046	3133 44th Avenue North	05/15/2023	05/14/2024
AL001000016	000041	1	257	3000 42nd Avenue North	05/15/2023	05/14/2024
AL001000016	000045	1	277	3023 44th Avenue North	05/15/2023	05/14/2024
AL001000016	000001	2	254	4189 30th Street North	01/22/2024	01/22/2025
AL001000016	000005	3	201	3014 41st Court North	01/22/2024	01/22/2025
AL001000016	000005	6	204	3008 41st Court North	01/22/2024	01/22/2025
AL001000016	000009	4	228	4168 31st Street North	01/22/2024	01/22/2025
AL001000016	000013	3	181	3015 41st Court North	01/22/2024	01/22/2025
AL001000016	000013	5	183	3011 41st Court North	01/22/2024	01/22/2025
AL001000016	000013	8	186	3005 41st Court North	01/22/2024	01/22/2025
AL001000016	000013	9	187	3003 41st Court North	01/22/2024	01/22/2025
AL001000016	000015	2	164	4159 31st St North	01/22/2024	01/22/2025
AL001000016	000016	3	161	4165 31st St North	01/22/2024	01/22/2025
AL001000016	000020	4	128	3133 42nd Ave North	01/22/2024	01/22/2025
AL001000016	000023	3	119	3151 42nd Ave North	01/22/2024	01/22/2025
AL001000016	000025	6	112	3169 42nd Ave North	01/22/2024	01/22/2025
AL001000016	000028	1	099	3165 43rd Ave North	01/22/2024	01/22/2025
AL001000016	000029	5	089	3191-A 42nd Avenue North	01/22/2024	01/22/2025
AL001000016	000029	7	091	3189-A 42nd Avenue North	01/22/2024	01/22/2025
AL001000016	000029	9	093	3187 A 42nd Avenue North	01/22/2024	01/22/2025
AL001000016	000030	2	076	3147 43rd Avenue North	01/22/2024	01/22/2025
AL001000016	000030	9	083	3133 43rd Avenue North	01/22/2024	01/22/2025
AL001000016	000031	6	070	3175 43rd Avenue North	01/22/2024	01/22/2025
AL001000016	000033	2	028	3169 44th Avenue North	01/22/2024	01/22/2025
AL001000016	000033	6	032	3161 41st Court North	01/22/2024	01/22/2025
AL001000016	000034	2	038	3149 44th Avenue North	01/22/2024	01/22/2025
AL001000016	000039	1	265	3016 42nd Avenue North	01/22/2024	01/22/2025
AL001000016	000039	4	268	3022 42nd Avenue North	01/22/2024	01/22/2025
AL001000016	000040	3	263	3012 42nd Avenue North	01/22/2024	01/22/2025
AL001000016	000042	4	292	4213 Cheek Road North	01/22/2024	01/22/2025
AL001000016	000042	5	293	4211 Cheek Road North	01/22/2024	01/22/2025
AL001000016	000043	4	288	3001 44th Avenue North	01/22/2024	01/22/2025
AL001000016	000044	2	282	3013 44th Avenue North	01/22/2024	01/22/2025
AL001000016	000045	2	278	3021 44th Avenue North	01/22/2024	01/22/2025
AL001000016	000046	4	004	3006 44th Avenue North	01/22/2024	01/22/2025
AL001000016	000046	5	005	3008 44th Avenue North	01/22/2024	01/22/2025
AL001000016	000047	3	013	3104 44th Avenue North	01/22/2024	01/22/2025
AL001000016	000049	3	021	3120 44th Avenue North	01/22/2024	01/22/2025

AL001000016	000001	4	256	4193 30th Street North	1/22/2024	1/22/2025
AL001000016	000005	9	207	3002 41st Court North	1/22/2024	1/22/2025
AL001000016	000029	2	086	3193-B 42nd Avenue North	1/22/2024	1/22/2025
AL001000016	000030	9	083	3133 43rd Avenue North	1/22/2024	1/22/2025
AL001000016	000035	3	049	3127 44th Avenue North	1/22/2024	1/22/2025
AL001000016	000035	4	050	3125 44th Avenue North	1/22/2024	1/22/2025
AL001000016	000039	2	266	3018 42nd Avenue North	1/22/2024	1/22/2025
AL001000016	000040	2	262	3010 42nd Avenue North	1/22/2024	1/22/2025
AL001000016	000046	1	001	3000 44th Avenue North	1/22/2024	1/22/2025
AL001000016	000046	2	002	3002 44th Avenue North	1/22/2024	1/22/2025
AL001000016	000046	3	003	3004 44th Avenue North	1/22/2024	1/22/2025
AL001000016	000046	7	007	3012 44th Avenue North	1/22/2024	1/22/2025

Rev Dr Morrell Todd Homes Modernization Units						
Property	Building	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000011	000019	5	109	824-A 46th Place North	05/15/2023	05/14/2024
AL001000011	000019	6	110	824-B 46th Place North	05/15/2023	05/14/2024
AL001000011	000020	1	111	4604-8th Court North	05/15/2023	05/14/2024
AL001000011	000020	2	112	4606-8th Court North	05/15/2023	05/14/2024
AL001000011	000021	5	117	842-46th Street North	05/15/2023	05/14/2024
AL001000011	000022	1	119	4523-B Terrace North	5/15/2023	5/14/2024
AL001000011	000002	2	006	835 46th Place N	01/22/2024	01/22/2025
AL001000011	000007	6	028	4616-F Roscoe Ave N	01/22/2024	01/22/2025
AL001000011	000007	8	030	4616-H Roscoe Ave N	01/22/2024	01/22/2025
AL001000011	000011	3	057	4604-A Roscoe Ave N	01/22/2024	01/22/2025
AL001000011	000012	6	070	4607-B Roscoe Ave N	01/22/2024	01/22/2025
AL001000011	000012	8	072	4609-B Roscoe Ave N	01/22/2024	01/22/2025
AL001000011	000013	1	075	908-B 46th Place N	01/22/2024	01/22/2025
AL001000011	000013	6	080	904-A 46th Place N	01/22/2024	01/22/2025
AL001000011	000015	1	083	4605-A 9th Ave N	01/22/2024	01/22/2025
AL001000011	000015	7	089	4611-A 9th Ave N	01/22/2024	01/22/2025
AL001000011	000016	5	095	840-A 46th Place N	01/22/2024	01/22/2025
AL001000011	000018	1	099	830-A 46th Place N	01/22/2024	01/22/2025
AL001000011	000021	6	118	844 46th Street N	01/22/2024	01/22/2025
AL001000011	000022	2	120	4523-A 8th Terrace N	01/22/2024	01/22/2025
AL001000011	000024	1	133	836 45th Place N	01/22/2024	01/22/2025
AL001000011	000025	1	139	4507-B 8th Terrace N	01/22/2024	01/22/2025
AL001000011	000026	5	151	827 45th Street N	01/22/2024	01/22/2025
AL001000011	000027	5	157	815 45th Street N	01/22/2024	01/22/2025
AL001000011	000028	5	163	809-B 45th Street N	01/22/2024	01/22/2025
AL001000011	000029	2	170	846-B 46th Street N	01/22/2024	01/22/2025
AL001000011	000029	3	171	848-A 46th Street	01/22/2024	01/22/2025
AL001000011	000030	6	182	4518-A 8th Terrace N	01/22/2024	01/22/2025
AL001000011	000030	8	184	4516-A 8th Terrace N	01/22/2024	01/22/2025
AL001000011	000032	6	196	845-B 45th Street N	01/22/2024	01/22/2025
AL001000011	000034	2	206	4517-B 9th Ave N	01/22/2024	01/22/2025
AL001000011	000034	4	208	4519-B 9th Ave N	01/22/2024	01/22/2025
AL001000011	000034	6	210	4521-B 9th Ave N	01/22/2024	01/22/2025
AL001000011	000034	7	211	4523-A 9th Ave N	01/22/2024	01/22/2025
AL001000011	000035	9	221	916 46th Street N	01/22/2024	01/22/2025
AL001000011	000037	2	226	4516-B 9th Ave N	01/22/2024	01/22/2025
AL001000011	000037	3	227	4516-C 9th Ave N	01/22/2024	01/22/2025
AL001000011	000038	5	239	909-F 45th Street N	01/22/2024	01/22/2025
AL001000011	000038	7	241	909-D 45th Street N	01/22/2024	01/22/2025
AL001000011	000039	2	246	905-B 45th Street N	01/22/2024	01/22/2025
AL001000011	000040	3	257	4508-B 9th Ave N	01/22/2024	01/22/2025
AL001000011	000042	3	271	4413-B 9th Terrace N	01/22/2024	01/22/2025

AL001000011	000043	2	274	927 44th Place N	01/22/2024	01/22/2025
AL001000011	000046	3	295	4418-A 9th Ave N	01/22/2024	01/22/2025
AL001000011	000050	1	317	4415-B 9th Ave N	01/22/2024	01/22/2025
AL001000011	000051	6	326	835-A 44th Place N	01/22/2024	01/22/2025
AL001000011	000052	7	337	821-B 44th Place N	01/22/2024	01/22/2025
AL001000011	000053	1	339	826-A 45th Street N	01/22/2024	01/22/2025
AL001000011	000053	3	341	828-A 45th Street N	01/22/2024	01/22/2025
AL001000011	000054	4	350	838-B 45th Street N	01/22/2024	01/22/2025
AL001000011	000054	7	353	842-A 45th Street N	01/22/2024	01/22/2025
AL001000011	000054	9	355	844 45th Street N	01/22/2024	01/22/2025
AL001000011	000055	3	359	817-B 44th Place N	01/22/2024	01/22/2025
AL001000011	000056	3	367	811-B 44th Place N	01/22/2024	01/22/2025
AL001000011	000060	6	398	822-B 45th Street N	01/22/2024	01/22/2025
AL001000011	000061	3	403	806-A 44th Place N	01/22/2024	01/22/2025
AL001000011	000061	8	408	810-B 44th Place N	01/22/2024	01/22/2025
AL001000011	000070	5	461	910-A 44th Place N	01/22/2024	01/22/2025
AL001000011	000071	2	468	920 44th Place N	01/22/2024	01/22/2025
AL001000011	000071	6	472	928 44th Place N	01/22/2024	01/22/2025
AL001000011	000073	6	482	938-B 44th Place N	01/22/2024	01/22/2025
AL001000011	000075	4	488	4345A R. Arrington Jr Blvd N	01/22/2024	01/22/2025
AL001000011	000075	6	490	4343A R Arrington Blvd N	01/22/2024	01/22/2025
AL001000011	000075	9	493	4339 R Arrington Jr Blvd N	01/22/2024	01/22/2025
AL001000011	000076	4	498	4329 R Arrington Jr Blvd N	01/22/2024	01/22/2025

Russell B. Harris Homes Modernization Units						
Property	Building	Entrance	Unit	Address	Effective Date	Expiration Date
AL010000014	000027	1	165	561 Brussels Circle	5/15/2023	5/14/2024
AL010000014	000028	2	170	506 Dublin Avenue	5/15/2023	5/14/2024
AL001000014	000004	6	026	550 Brussels Circle	1/22/2024	1/22/2025
AL001000014	000011	4	066	631 Brussels Circle	1/22/2024	1/22/2025
AL001000014	000011	6	068	635 Brussels Circle	1/22/2024	1/22/2025
AL001000014	000013	2	076	651 Brussels Circle	1/22/2024	1/22/2025
AL001000014	000023	5	129	660 Brussels Circle	1/22/2024	1/22/2025
AL001000014	000025	6	150	515 Chester Avenue	1/22/2024	1/22/2025
AL001000014	000029	6	178	646 Brussels Circle	1/22/2024	1/22/2025

Cooper Green Homes Modernization Units						
Property	Building	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000017	000002	3	007	1572 B Arthur Shores Dr	1/22/2024	1/22/2025
AL001000017	000024	2	110	1432 B Hugh Denman Dr	1/22/2024	1/22/2025
AL001000017	000036	6	162	1417 A Hugh Denman Dr	1/22/2024	1/22/2025
AL001000017	000048	1	209	1441-F Hugh Denman Drive	1/22/2024	1/22/2025
AL001000017	000062	3	283	1541-D Arthur Shores Dr	1/22/2024	1/22/2025

Ralph Kimbrough Homes Modernization Units

Property	Building	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000018	000032	6	203	2801-F Wilson Road	05/15/2023	05/14/2024
AL001000018	000002	8	012	2800-H John Bryan Rd.	01/22/2024	01/22/2025
AL001000018	000003	3	017	2804-C John Bryan Rd	01/22/2024	01/22/2025
AL001000018	000003	4	018	2804- D John Bryan Rd	01/22/2024	01/22/2025
AL001000018	000003	8	022	2804-H John Bryan Rd	01/22/2024	01/22/2025
AL001000018	000005	10	036	2812-J John Bryan Rd	01/22/2024	01/22/2025
AL001000018	000005	7	033	2812-G John Bryan Rd	01/22/2024	01/22/2025
AL001000018	000005	9	035	2812-I John Bryan Rd	01/22/2024	01/22/2025
AL001000018	000006	2	038	2816-B John Bryan Rd	01/22/2024	01/22/2025
AL001000018	000010	5	069	2825-E John Bryan Rd	01/22/2024	01/22/2025
AL001000018	000011	3	073	2901- C John Bryan Rd	01/22/2024	01/22/2025
AL001000018	000013	2	086	2905-B John Bryan Rd	01/22/2024	01/22/2025
AL001000018	000017	4	104	2920- S.J Bennett Dr.	01/22/2024	01/22/2025
AL001000018	000018	3	109	2916-C S.J. Bennett Dr	01/22/2024	01/22/2025
AL001000018	000019	5	119	2912-E S.J. Bennett Dr	01/22/2024	01/22/2025
AL001000018	000022	4	136	2905- D Wilson Rd	01/22/2024	01/22/2025
AL001000018	000024	8	152	2906-H S.J. Bennett Dr	01/22/2024	01/22/2025
AL001000018	000025	2	156	2904-B S.J. Bennett Dr	01/22/2024	01/22/2025
AL001000018	000025	4	158	2904-D S J Bennett Drive	01/22/2024	01/22/2025
AL001000018	000025	6	160	2904- F S.J Bennett Dr.	01/22/2024	01/22/2025
AL001000018	000025	8	162	2904-H S.J Bennett Dr.	01/22/2024	01/22/2025
AL001000018	000026	1	165	2813-A S.J Bennett Dr.	01/22/2024	01/22/2025
AL001000018	000026	2	166	2813- B W. Covington Circle	01/22/2024	01/22/2025
AL001000018	000027	1	167	2809-A W. Covington Circle	01/22/2024	01/22/2025
AL001000018	000028	2	176	2805B W. Covington Circle	01/22/2024	01/22/2025
AL001000018	000029	1	179	2801-A W. Covington Circle	01/22/2024	01/22/2025
AL001000018	000030	5	184	2800-F John Bryan Rd	01/22/2024	01/22/2025
AL001000018	000030	6	185	2800-E W. Covington Circle	01/22/2024	01/22/2025
AL001000018	000030	8	187	2800-H W. Covington Circle	01/22/2024	01/22/2025
AL001000018	000031	5	192	2804- E W Covington Circle	01/22/2024	01/22/2025
AL001000018	000035	2	213	2812-B W. Covington Circle	01/22/2024	01/22/2025
AL001000018	000035	5	216	2812-E W. Covington Circle	01/22/2024	01/22/2025
AL001000018	000036	1	222	2809-A Wilson Road	01/22/2024	01/22/2025
AL001000018	000002	5	009	2800-E John Bryan Road	01/22/2024	01/22/2025
AL001000018	000010	4	068	2825-D John Bryan Road	01/22/2024	01/22/2025
AL001000018	000023	2	140	2901-B Wilson Road	01/22/2024	01/22/2025
AL001000018	000028	4	178	2805-D W. Covington Circle	01/22/2024	01/22/2025
AL001000018	000032	5	202	2801-E Wilson Road	01/22/2024	01/22/2025
AL001000018	000037	5	230	2901-E S.J. Bennett Drive	01/22/2024	01/22/2025

Smithfield Court Modernization Units						
Property	Building	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000009	000065	1	461	270-8th Avenue North	05/15/2023	05/14/2024
AL001000009	000065	10	470	288-8th Avenue North	05/15/2023	05/14/2024
AL001000009	000065	2	462	272-8th Avenue North	05/15/2023	05/14/2024
AL001000009	000065	3	463	274-8th Avenue North	05/15/2023	05/14/2024
AL001000009	000065	4	464	276-8th Avenue North	05/15/2023	05/14/2024
AL001000009	000065	5	465	278-8th Avenue North	05/15/2023	05/14/2024
AL001000009	000065	6	466	280-8th Avenue North	05/15/2023	05/14/2024
AL001000009	000065	7	467	282-8th Avenue North	05/15/2023	05/14/2024
AL001000009	000065	8	468	284-8th Avenue North	05/15/2023	05/14/2024
AL001000009	000065	9	469	286-8th Avenue North	05/15/2023	05/14/2024
AL001000009	000066	2	473	838-3rd Street North	05/15/2023	05/14/2024
AL001000009	000067	1	475	842-3rd Street North	05/15/2023	05/14/2024
AL001000009	000067	2	476	844-3rd Street North	05/15/2023	05/14/2024
AL001000009	000067	4	478	848-3rd Street North	05/15/2023	05/14/2024
AL001000009	000003	2	018	48 8th Avenue North	01/22/2024	01/22/2025
AL001000009	000003	5	021	54 8th Avenue North	01/22/2024	01/22/2025
AL001000009	000006	1	040	836 1st Street North	01/22/2024	01/22/2025
AL001000009	000007	8	050	856 1st Street North	01/22/2024	01/22/2025
AL001000009	000015	9	107	843 Center Street North	01/22/2024	01/22/2025
AL001000009	000021	6	146	80 9th Avenue North	01/22/2024	01/22/2025
AL001000009	000021	7	147	82 9th Avenue North	01/22/2024	01/22/2025
AL001000009	000023	5	159	918 1st Street North	01/22/2024	01/22/2025
AL001000009	000023	6	160	920-1st Street North	01/22/2024	01/22/2025
AL001000009	000035	5	243	166 9th Avenue North	01/22/2024	01/22/2025
AL001000009	000036	4	250	908 2nd Street North	01/22/2024	01/22/2025
AL001000009	000036	5	251	910 2nd Street North	01/22/2024	01/22/2025
AL001000009	000038	5	269	946 2nd Street North	01/22/2024	01/22/2025
AL001000009	000039	1	273	171 9th Court North	01/22/2024	01/22/2025
AL001000009	000041	7	293	131 9th Court North	01/22/2024	01/22/2025
AL001000009	000043	3	305	931-1st Street North	01/22/2024	01/22/2025
AL001000009	000045	6	326	224-9th Avenue North	01/22/2024	01/22/2025
AL001000009	000047	5	341	254-9th Avenue North	01/22/2024	01/22/2025
AL001000009	000051	8	370	924-3rd Street North	01/22/2024	01/22/2025
AL001000009	000056	2	400	241-9th Court North	01/22/2024	01/22/2025
AL001000009	000061	8	440	228-8th Avenue North	01/22/2024	01/22/2025
AL001000009	000062	6	448	244-8th Avenue North	01/22/2024	01/22/2025
AL001000009	000063	2	450	248-8th Avenue North	01/22/2024	01/22/2025
AL001000009	000071	3	507	251-9th Avenue North	01/22/2024	01/22/2025
AL001000009	000073	2	518	229 9th Avenue North	01/22/2024	01/22/2025
AL001000009	000075	5	535	851-2st Street North	01/22/2024	01/22/2025
AL001000009	000001	7	007	26-8th Avenue North	1/22/2024	1/22/2025

AL001000009	000003	4	020	52-8th Avenue North	1/22/2024	1/22/2025
AL001000009	000007	8	050	856-1st Street North	1/22/2024	1/22/2025
AL001000009	000009	9	065	71-9th Avenue North	1/22/2024	1/22/2025
AL001000009	000024	1	166	932 1st Street North	1/22/2024	1/22/2025
AL001000009	000054	1	387	267-9th Court North	1/22/2024	1/22/2025
AL001000009	000057	1	405	231-9th Court North	1/22/2024	1/22/2025
AL001000009	000062	5	447	242-8th Avenue North	1/22/2024	1/22/2025
AL001000009	000067	10	484	860-3rd Street North	1/22/2024	1/22/2025
AL001000009	000067	3	477	846-3rd Street North	1/22/2024	1/22/2025
AL001000009	000067	5	479	850-3rd Street North	1/22/2024	1/22/2025
AL001000009	000067	6	480	852-3rd Street North	1/22/2024	1/22/2025
AL001000009	000067	7	481	854-3rd Street North	1/22/2024	1/22/2025
AL001000009	000067	8	482	856-3rd Street North	1/22/2024	1/22/2025
AL001000009	000070	6	504	257-9th Avenue North	1/22/2024	1/22/2025

Charles P. Marks Village Modernization Units						
Property	Building	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000006	000051	3	225	7501-66th Street South	5/15/2023	5/14/2024
AL001000006	000051	4	226	6531-Interlaken Avenue South	5/15/2023	5/14/2024
AL001000006	000066	6	298	7529-66th Courtway South	5/15/2023	5/14/2024
AL001000006	000046	2	206	7581 66th Street South	1/22/2024	1/22/2025
AL001000006	000047	1	207	7579 66th Street South	1/22/2024	1/22/2025
AL001000006	000047	3	209	7575 66th Street South	1/22/2024	1/22/2025
AL001000006	000047	4	210	7573 66th Street South	1/22/2024	1/22/2025
AL001000006	000047	5	211	7571 66th Street South	1/22/2024	1/22/2025
AL001000006	000048	1	213	7575 66th Street South	1/22/2024	1/22/2025
AL001000006	000048	2	214	7573 66th Street South	1/22/2024	1/22/2025
AL001000006	000049	1	215	7571 66th Street South	1/22/2024	1/22/2025
AL001000006	000049	2	216	7521 66th Street South	1/22/2024	1/22/2025
AL001000006	000051	2	224	7503 66th Street South	1/22/2024	1/22/2025
AL001000006	000066	5	297	7531 66th Courtway South	1/22/2024	1/22/2025
AL001000006	000074	1	333	7540 66th Courtway South	1/22/2024	1/22/2025
AL001000006	000078	4	404	7561 67th Courtway South	1/22/2024	1/22/2025
AL001000006	000080	1	353	7543 67th Courtway South	1/22/2024	1/22/2025
AL001000006	000082	1	361	6700 Joppa Avenue South	1/22/2024	1/22/2025
AL001000006	000082	3	363	6704 Joppa Avenue South	1/22/2024	1/22/2025
AL001000006	000087	4	386	6728 Joppa Avenue South	1/22/2024	1/22/2025
AL001000006	000092	3	421	6828 Kimberly Ave South	1/22/2024	1/22/2025
AL001000006	000094	2	432	6855 Joppa Avenue South	1/22/2024	1/22/2025
AL001000006	000095	2	436	6841 Joppa Avenue South	1/22/2024	1/22/2025
AL001000006	000112	1	485	6853 Interlaken Way South	1/22/2024	1/22/2025
AL001000006	000046	1	205	7587 66th Street South	5/15/2023	5/14/2024
AL001000006	000053	6	236	7518 66th Street South	5/15/2023	5/14/2024
AL001000006	000063	1	281	7569 66th Courtway South	5/15/2023	5/14/2024
AL001000006	000065	3	291	7543 66th Court way South	1/22/2024	1/22/2025
AL001000006	000067	2	300	6622 Joppa Ave South	1/22/2024	1/22/2025
AL001000006	000069	3	313	6619 Interlaken Ave South	1/22/2024	1/22/2025
AL001000006	000070	1	303	6811 Interlaken Ave South	1/22/2024	1/22/2025
AL001000006	000070	3	305	6605 Interlaken Ave South	1/22/2024	1/22/2025
AL001000006	000073	1	327	7528 66th Courtway South	1/22/2024	1/22/2025
AL001000006	000076	4	346	7568 66th Courtway South	1/22/2024	1/22/2025
AL001000006	000078	6	406	7557 67th Courtway South	1/22/2024	1/22/2025
AL001000006	000079	1	347	7555 67th Courtway South	1/22/2024	1/22/2025
AL001000006	000083	3	367	6703 Interlaken Ave South	1/22/2024	1/22/2025
AL001000006	000089	1	391	7536 67th Courtway South	1/22/2024	1/22/2025
AL001000006	000096	2	440	6833 Joppa Ave South	1/22/2024	1/22/2025
AL001000006	000096	3	441	6831 Joppa Ave South	1/22/2024	1/22/2025
AL001000006	000097	1	443	6827 Joppa Ave South	1/22/2024	1/22/2025
AL001000006	000097	3	445	6823 Joppa Ave South	1/22/2024	1/22/2025
AL001000006	000097	4	446	6821 Joppa Ave South	1/22/2024	1/22/2025
AL001000006	000097	5	447	6819 Joppa Ave South	1/22/2024	1/22/2025
AL001000006	000099	2	454	6805 Joppa Ave South	1/22/2024	1/22/2025
AL001000006	000108	2	468	6822 Joppa Ave South	1/22/2024	1/22/2025
AL001000006	000108	4	470	6826 Joppa Ave South	01/22/2024	01/22/2025

Tuxedo Terrace I Modernization Units						
Property	Building Number	Entrance	Unit #	Address	Effective Date	Expiration Date
AL001000034	35	1	1609	20 Place Ensley	1/22/2024	1/22/2025
AL001000034	6	1	1513	20 Street Ensley	1/22/2024	1/22/2025
AL001000034	86	1	2142	Avenue Q Ensley	1/22/2024	1/22/2025
AL001000034	9	1	2020	2020 Avenue P Ensley	1/22/2024	1/22/2025
AL001000034	9	3	2028	2028 Avenue P Ensley	1/22/2024	1/22/2025
Tuxedo Terrace II Modernization Units						
Property	Building Number	Entrance	Unit #	Address	Effective Date	Expiration Date
AL001000035	10	10	1429	1429 20th Place Ensley	1/22/2024	1/22/2025
AL001000035	10	4	1417	1417 20th Place Ensley	1/22/2024	1/22/2025
AL001000035	11	2	1402	1402 21st Street Ensley	1/22/2024	1/22/2025
AL001000035	18	1	2033	2033 Avenue O Ensley	1/22/2024	1/22/2025
AL001000035	18	5	2041	2041 Avenue O Ensley	1/22/2024	1/22/2025
AL001000035	2	2	1427	1427 20th Street Ensley	1/22/2024	1/22/2025
AL001000035	22	3	1517	1517 20th Place Ensley	1/22/2024	1/22/2025
AL001000035	22	4	1519	1519 20th Place Ensley	1/22/2024	1/22/2025
AL001000035	23	5	1537	1537 20th Place Ensley	1/22/2024	1/22/2025
AL001000035	3	1	1439	1439 20th Street Ensley	1/22/2024	1/22/2025
AL001000035	3	6	1429	1429 20th Street Ensley	1/22/2024	1/22/2025
AL001000035	30	5	2034	2034 Avenue P Ensley	1/22/2024	1/22/2025
AL001000035	4	1	1412	1412 20th Place Ensley	1/22/2024	1/22/2025
Tuxedo II Modernization Units						
Property	Building Number	Entrance	Unit #	Address	Effective Date	Expiration Date
AL001000045	3	1	3	1612 21st Street Ensley	1/22/2024	1/22/2025

Benjamin Greene Modernization Units						
Property	Building	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000023	00001BG	1	001	3531 45th Street SW	01/22/2024	01/22/2025
AL001000023	00001BG	3	003	3535 45th Street SW	01/22/2024	01/22/2025
AL001000023	00008BG	4	030	3589 45th Street SW	01/22/2024	01/22/2025
AL001000023	000017	1	031	6231 Owen Street	01/22/2024	01/22/2025
AL001000023	000045	1	077	5923 Warner Street	01/22/2024	01/22/2025
AL001000023	00004BG	3	013	3555 45th Street SW	01/22/2024	01/22/2025

Tom Brown Village Modernization Units

Property	Building	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000010	000013	1	561	552 41 st Street North	11/15/2023	05/14/2024
AL001000010	000006	3	523	4127 5 th Court North	11/15/2023	05/14/2024
AL001000010	000028	4	678	541 41 st Place North	05/15/2023	05/14/2024
AL001000010	000012	6	560	550 41st Street North	01/22/2024	01/22/2025
AL001000010	000013	2	562	554 41st Street North	01/22/2024	01/22/2025
AL001000010	000018	11	605	560 41st Place North	01/22/2024	01/22/2025
AL001000010	000019	12	618	551 41st Street North	01/22/2024	01/22/2025
AL001000010	000022	12	642	522 41st Place North	01/22/2024	01/22/2025
AL001000010	000030	1	683	531 41st Place North	01/22/2024	01/22/2025
AL001000010	000034	4	708	4158 Airport Highway	01/22/2024	01/22/2025

Elyton Village Modernization Units

Property	Building	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000001	000010	1	061	329-3rd Street West	5/15/2023	5/14/2024
AL001000001	000010	2	062	331-3rd Street West	5/15/2023	5/14/2024
AL001000001	000010	3	063	333-3rd Street West	5/15/2023	5/14/2024
AL001000001	000010	4	064	335-3rd Street West	5/15/2023	5/14/2024
AL001000001	000010	5	065	337-3rd Street West	5/15/2023	5/14/2024
AL001000001	000010	6	066	339-3rd Street West	5/15/2023	5/14/2024
AL001000001	000012	1	075	301-3rd Street West	5/15/2023	5/14/2024
AL001000001	000012	2	076	303-3rd Street West	5/15/2023	5/14/2024
AL001000001	000012	3	077	305-3rd Street West	5/15/2023	5/14/2024
AL001000001	000012	4	078	307-3rd Street West	5/15/2023	5/14/2024
AL001000001	000012	5	079	309-3rd Street West	5/15/2023	5/14/2024
AL001000001	000012	6	080	311-3rd Street West	5/15/2023	5/14/2024
AL001000001	000010	1	061	329-3rd Street West	5/15/2023	5/14/2024
AL001000001	000003	2	018	304 2nd Street West	01/22/2024	01/22/2025
AL001000001	000003	9	025	318 2nd Street West	01/22/2024	01/22/2025
AL001000001	000007	6	041	350 2nd Street West	01/22/2024	01/22/2025
AL001000001	000007	7	042	352 2nd Street West	01/22/2024	01/22/2025
AL001000001	000023	5	143	448 2nd Street West	01/22/2024	01/22/2025
AL001000001	000023	8	146	454 2nd Street West	01/22/2024	01/22/2025
AL001000001	000025	8	166	209 4th Court West	01/22/2024	01/22/2025
AL001000001	000026	5	174	208 4th Court West	01/22/2024	01/22/2025
AL001000001	000029	5	200	219 Graymont Avenue West	01/22/2024	01/22/2025
AL001000001	000035	1	232	309 2nd Street West	01/22/2024	01/22/2025
AL001000001	000035	3	234	313 2nd Street West	01/22/2024	01/22/2025
AL001000001	000043	10	283	120 Village Court West	01/22/2024	01/22/2025
AL001000001	000049	2	303	402 Elyton Parkway West	01/22/2024	01/22/2025
AL001000001	000063	8	393	114 Village Court West	01/22/2024	01/22/2025
AL001000001	000081	5	495	373 1st Street West	01/22/2024	01/22/2025
AL001000001	000107	2	668	47 Graymont Avenue West	01/22/2024	01/22/2025
AL001000001	000107	6	672	39 Graymont Avenue West	01/22/2024	01/22/2025

Mason City I Modernization Units						
Property	Building	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000040	000007	1	007	1913 16 th Street SW	01/22/2024	01/22/2025
AL001000040	000007	1	003	3535 45th Street SW	01/22/2024	01/22/2025
AL001000040	000007	0	030	3589 45th Street SW	01/22/2024	01/22/2025

Park Place Modernization Units

Property	Building Number	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000031	1	5	510	510 24th Place North	1/22/2024	1/22/2025
AL001000031	13	1	2218	2218 6th Avenue North	1/22/2024	1/22/2025

Park Place III Modernization Units

Property	Building Number	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000033	1	1	108	2200 Park Place	1/22/2024	1/22/2025
AL001000033	1	1	204	2200 Park Place	1/22/2024	1/22/2025

Glenbrook Modernization Units					
Property	Building Number	Entrance	Unit	Effective Date	Expiration Date
AL001000037	2811-106	1	2811	01-22-2024	01-22-2025
AL001000037	2811-202	1	2811	01-22-2024	01-22-2025
AL001000037	2821-4	1	2821	01-22-2024	01-22-2025
AL001000037	2831-106	1	2831	01-22-2024	01-22-2025
AL001000037	2851-203	1	2851	01-22-2024	01-22-2025
AL001000037	2851-303	1	2851	01-22-2024	01-22-2025

Attachment S

New Activities: Other Capital Grant Programs



ATTACHMENT S: OTHER CAPITAL GRANT PROGRAMS

HABD will apply for HUD Capital Fund grants as they become available. HABD will also consider applying for grants to assist in the development of affordable housing, public safety, and social services.

B.3 Progress Report



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

B.3 Progress Report

Below are statements regarding HABD's progress made towards meeting goals in the previous 5-Year Plan.

HUD Strategic Goal 1: Increase the availability of decent, safe, and affordable housing.

PHA Goal 1: Expand the supply of assisted housing

1. Apply for additional rental vouchers:
 - a. HABD was not awarded Stability Vouchers.
 - b. HABD was awarded 28 VASH vouchers in December 2023. Those will be issued sometime in 2024.

PHA Goal 2: Improve the quality of assisted housing

1. HABD obtained a Standard rating for the FY 2023 SEMAP Assessment.
2. HABD was awarded replacement vouchers for its Section 8 Single Room Occupancy program.
3. The last fiscal year, 2023, closed with an adjusted occupancy rate of 95.71% for public housing.

PHA Goal 3: Increase assisted housing choices

1. HABD was awarded a Mobility-Related Services grant which will allow the agency to increase housing choices for over 500 families in the next five years.

HUD Strategic Goal 2: Improve community quality of life and economic vitality

PHA Goal 4: Provide an improved living environment

1. The demolition is fully completed of the Southtown public housing community. Two new replacement housing projects broke ground and are currently under construction. Southtown Family is a 60 unit family development scheduled for construction completion by the end of 2024. Southtown Senior is a 143 unit senior development scheduled for construction completion mid-year 2025.
2. HABD was awarded the Choice Neighborhoods Implementation grant in July 2023. This will allow HABD to increase housing choice and quality by producing 920 new units of housing along with a suite of supportive services and neighborhood investments.
3. The overall year to date criminal statistics for HABD are as follow:
 - a. Violent Crime decreased 26.4% in comparison to the last plan year.
 - b. Property Crime decreased 10.1% in comparison to the last plan year.
 - c. Overall Crime decreased 18.6% in comparison to the last plan year.
4. Implement Neighborhood Block Watch Program by Local Law Enforcement Agency. The neighborhood block watch program was expanded to Elyton Village, and Tuxedo Terrace

I/II is pending assignment.

5. Silent Alarms. Installed silent alarms in all property management offices and community center offices.

HUD Strategic Goal 3: Promote self-sufficiency and asset development of families and individuals

PHA Goal 5: Promote self-sufficiency and asset development of assisted households

1. Goal 1: Increase and maintain the participation rate in the FSS Program to at least 100% annually.
2. Goal 2: 100% of FSS employed participants will maintain employment.
3. Goal 3: Increase the number of the FSS Participants with Escrow Accounts annually.
4. participating in the FSS Program

HUD Strategic Goal 4: Ensure equal opportunity in housing for all Americans.

PHA Goal 6: Ensure equal opportunity and affirmatively further fair housing

1. HABD continues to comply with Fair Housing Act regulations in an effort to provide nondiscriminatory housing and community development programs.
2. HABD employee attend Fair Housing training annually to ensure employees are knowledgeable of Fair Housing Act updates. Held initial meeting for Fair Housing Working Group December 15, 2023.
3. HABD continue to comply with the Fair Housing Act by increasing awareness to our residents and community partners with the various HUD conversion transformation programs.

Other PHA Goals and Objectives:

PHA Goal 7: Take a leadership role in the creation of significant additional organizational capacity to provide and maintain quality affordable housing in Birmingham and the region.

1. HABD moved forward with the Thrive 2035 plan to reposition all properties in the public housing portfolio. Smithfield Court – HABD has begun implementation of the CNI program and replacement housing plan. Cooper Green – HABD submitted the RAD application and received a RAD CHAP for the Cooper Green site. Plans for substantial rehabilitation were completed and financing applications for tax exempt bond and 4% low income housing tax credits were submitted to Alabama Housing Finance Authority (AHFA). Collegeville – Plans for Phase I of the Collegeville redevelopment were finalized with a RAD Transfer of Assistance to the former Ensley School site. Design and financing plans were also finalized.
2. HUD awarded the CNI grant to Birmingham on July 26, 2023 and HABD worked closely with the City to quickly engage the CNI team to begin the transformation of the CNI neighborhood and the redevelopment of the Smithfield Court public housing site. HABD (Lead Grantee) is leading the Birmingham CNI team, which includes local and national experts, to work with the Smithfield Court residents, the Smithfield/College Hills/Graymont Choice stakeholders. The City of Birmingham is the co-Grantee and Neighborhood

Implementation Entity, Integral Properties/Rule Enterprises is the Housing Implementation Entity, The Ascent Project is the People/Education Implementation Entity, Birmingham City Schools is the Principal Education Partner, the University of Alabama is the Anchor Institution/Evaluation Partner and the United Way of Central Alabama plays a key partner role in this transformation.

PHA Goal 8: Increase the public awareness of HABD's resources and programs that are offered to assist in improving the lives of residents

1. Multiple press releases issued about HABD resources and programming including, but not limited to, the Housing Choice Voucher Turkey Giveaway, the HABD/Publix/Shipt Thanksgiving Dinner Giveaway for Public Housing Residents, the awarding of the \$50M CNI grant, the hiring of a CHRO and VP of Strategic Initiatives, the opening of the one- and two-bedroom PH Waitlist, the groundbreaking of Southtown redevelopment, the establishment of the HCV (Section 8) Call Center, the Conversations over Pizzas initiative, the Selma Jubilee trip for HABD youth residents, the \$262,397 grant from the FCC to increase awareness of the Affordable Connectivity Program, and the election of new HABD Board leadership.
2. Sustained strong working relationships with local and regional news outlets and received media coverage of multiple events and programs, including but not limited to the Southtown redevelopment groundbreaking, Annual Employment and Career Fair, visit from Secretary Fudge to announce CNI Award, Conversations over Pizza, Security Upgrades at Todd Homes community, Southtown redevelopment progress, Magic City YouthBuild program, and the Public Housing Waitlist.
3. Issued weekly, recurring updates to all HABD staff and the Board of Commissioners through Constant Contact.
4. Held various all-staff team bonding events to improve morale and employee wellness, including a kick off to the Magic City Classic and Wellness Day at Railroad Park.
5. Sponsored and attended various partner events to support local scholarships and community service efforts, including but not limited to the HBCU Breakfast presented by Spire and the Birmingham Business Alliance, the MLK Jr. Unity Breakfast, the MLK Day Drum Run Scholarship Fundraiser, and the Birmingham Civil Rights Institute founding celebration.
6. Created and distributed mid-year review newsletters to all public housing residents to keep them informed of HABD happenings.
7. Created and issued magnets to Housing Choice Voucher program participants to inform them of the newly implemented Section 8 Call Center.
8. Completed and implemented the newly designed HABD website to streamline information and resource access.
9. Increased social media presence, following and engagement and created a LinkedIn account for the agency to support business efforts and talent recruitment.
10. Created and placed an advertisement in the Birmingham Times Black History Month edition.
11. Procured new technology, like Adobe Creative Cloud, to improve content creation.
12. Expanded the internal Public Relations team by recruiting and hiring a Public Relations Coordinator.

13. Created and distributed an HABD brand guide to staff to ensure all materials from HABD, and to vendors for marketing materials, are of the same branding.
14. Coordinated partner, resident and planning meetings leading up to the interview and subsequent awarding for the \$50M Choice Neighborhoods Implementation grant.
15. Maintained a website specifically for the Smithfield Court Choice Neighborhoods grant awarding, SmithfieldChoice.org.
16. Attended/participated in various community events, programs and conferences to expand on best practices, engage new partners, and build on established relationships. Events and conferences include but are not limited to SERC-NAHRO, Operation Hope Global Forums Annual Meeting, National Urban League Conference, Congressional Black Caucus Foundation's annual Legislative Forum, PHADA Annual Legislative Forum, Prosper's Connection for Communications Professionals, Birmingham Business Hall of Fame Induction, and the Kiwanis Club of Birmingham weekly business luncheons.
17. Held *Demonstrating Leadership* forum for HABD leadership to meet with City of Birmingham leadership and learn more about the agency's best practices and structures.
18. Procured new marketing materials, including a modernized podium, with branding reflecting the new motto: Mission Focused, Service Driven.
19. Participated in the City of Birmingham's *Page Pals* initiative and the Kiwanis Club of Birmingham's *Kiwanis Reads* initiative to strengthen partnerships with the City and corporate partners through providing literacy support to third graders.

PHA Goal 9: Leverage public/private partnerships to provide more resources and opportunities for our residents:

1. YouthBuild welcomed twelve new participants to begin Mental Toughness orientation to the most recent grant program cohort. The orientation is designed to gauge participants' desire to join the program, and evaluate their willingness and ability to be successful in the program. GED participants received support through an onsite instructor who provides training in math, science, social studies and language arts. Three YouthBuild participants were recommended to Lawson State Community College to begin CNA training. This cohort is slated to begin in March 2024. YouthBuild staff attended UAB Trade Expo at Birmingham Public Library to network with potential partners and other community members in regard to job placement, continuing education opportunities and professional development support.
2. Virtual Village website offers an extension for the services provided by the Campus of Hope/Envision Center. To help better serve the community there have been more than 11,000 residents added to our tracking system to access their need for services.
3. HABD was awarded a grant to participate the FCC's Pilot Program "Your Home Your Internet" (YHYI) for its Affordable Connectivity Program (ACP). The FCC ended the program early and ordered the grant to wind down and close out all enrollment activity by February 7, 2024. HABD was successful with enrolling many residents who did not previously have internet access and operated outreach activities which reached 6,232 households.

B.4 Statement of Capital Improvements



Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the Birmingham District			Locality (City/County & State)			
PHA Number: AL001			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	AUTHORITY-WIDE	\$5,577,810.00	\$3,600,000.00	\$3,150,000.00	\$2,550,000.00	\$2,100,000.00
	CHARLES P MARKS VILLAGE (AL001000006)	\$6,239,028.00	\$1,400,000.00	\$1,400,000.00	\$1,000,000.00	
	COLLEGEVILLE CENTER (AL001000013)	\$3,845,000.00	\$1,400,000.00	\$1,400,000.00	\$1,000,000.00	
	ELYTON VILLAGE (AL001000001)	\$25,000.00	\$1,400,000.00	\$1,400,000.00	\$100,000.00	
	TOM BROWN VILLAGE (AL001000010)	\$30,000.00	\$1,400,000.00	\$350,000.00	\$950,000.00	
	COOPER GREEN HOMES (AL001000017)	\$20,000.00				
	ROOSEVELT CITY (AL001000023)	\$6,000.00				
	SOUTHTOWN (AL001000004)	\$20,000.00				
	TUXEDO TERRACE/HOPE IV-PHASE I (AL001000034)	\$100,000.00				
	SMITHFIELD COURT (AL001000009)	\$200,000.00	\$1,400,000.00	\$1,400,000.00	\$1,000,000.00	

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the Birmingham District PHA Number: AL001		Locality (City/County & State) <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	REV. DR. MORRELL TODD COMMUNITY (AL001000011)		\$1,400,000.00	\$1,400,000.00	\$1,900,000.00	
	RUSSELL B HARRIS HOMES (AL001000014)					\$4,900,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$5,577,810.00
ID0128	Administration(Administration (1410)-Salaries)	Administration		\$1,606,283.00
ID0129	Operations(Operations (1406))	Operations		\$3,212,567.00
ID0189	Contract Administration Other Fees (Contract Administration (1480)-Other Fees and Costs)	Fees for Real Estate Advisory Consultant		\$258,960.00
ID0193	Contract Administration Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Environmental Testing; CNA's; Surveys, Appraisals in preparation of repositioning multiple properties.		\$500,000.00
	CHARLES P MARKS VILLAGE (AL001000006)			\$6,239,028.00
ID0151	General Development Activity(Dwelling Unit - Conversion (1480))	Environmental clean up to reposition property under Section 18 and/or RAD.		\$5,939,028.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	TOM BROWN VILLAGE (AL001000010)			\$30,000.00
ID0185	Dwelling Unit Mechanical(Dwelling Unit-Interior (1480)-Mechanical)	Install CO Detectors		\$30,000.00
	COOPER GREEN HOMES (AL001000017)			\$20,000.00
ID0186	Dwelling Unit Mechanical(Dwelling Unit-Interior (1480)-Mechanical)	Install CO Detectors		\$20,000.00
	ROOSEVELT CITY (AL001000023)			\$6,000.00
ID0187	Dwelling Unit Mechanical(Dwelling Unit-Interior (1480)-Mechanical)	Install CO Detectors		\$6,000.00
	SOUTHTOWN (AL001000004)			\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0188	Dwelling Unit Mechanical(Dwelling Unit-Interior (1480)-Mechanical)	Install CO Detectors		\$20,000.00
	TUXEDO TERRACE/HOPE IV-PHASE I (AL001000034)			\$100,000.00
ID0194	Dwelling Unit Interior Mechanical(Dwelling Unit-Interior (1480)-Mechanical)	Replace/repair HVAC Units		\$100,000.00
	SMITHFIELD COURT (AL001000009)			\$200,000.00
ID0196	Dwelling Unit Interior Mechanical(Dwelling Unit-Interior (1480)-Mechanical)	Replace/repair HVAC		\$200,000.00
	Subtotal of Estimated Cost			\$16,062,838.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$3,600,000.00
ID0137	Administration(Administration (1410)-Salaries)	Administration		\$1,200,000.00
ID0138	Operations(Operations (1406))	Operations		\$2,400,000.00
	ELYTON VILLAGE (AL001000001)			\$1,400,000.00
ID0165	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$1,400,000.00
	CHARLES P MARKS VILLAGE (AL001000006)			\$1,400,000.00
ID0166	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$1,400,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COLLEGEVILLE CENTER (AL001000013)			\$1,400,000.00
ID0172	Copy of General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$1,400,000.00
	SMITHFIELD COURT (AL001000009)			\$1,400,000.00
ID0174	Copy of General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$1,400,000.00
	CHARLES P MARKS VILLAGE (AL001000006)			\$1,400,000.00
ID0175	Copy of General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$1,400,000.00
	ELYTON VILLAGE (AL001000001)			\$1,400,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHARLES P MARKS VILLAGE (AL001000006)			\$1,000,000.00
ID0179	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$1,000,000.00
	SMITHFIELD COURT (AL001000009)			\$1,000,000.00
ID0180	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$1,000,000.00
	COLLEGEVILLE CENTER (AL001000013)			\$1,000,000.00
ID0181	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$1,000,000.00
	REV. DR. MORRELL TODD COMMUNITY (AL001000011)			\$1,900,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,100,000.00
ID0190	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$700,000.00
ID0191	Operations(Operations (1406))	Operations		\$1,400,000.00
	RUSSELL B HARRIS HOMES (AL001000014)			\$4,900,000.00
ID0192	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$4,900,000.00
	Subtotal of Estimated Cost			\$7,000,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,606,283.00
Operations(Operations (1406))	\$3,212,567.00
Contract Administration Other Fees (Contract Administration (1480)-Other Fees and Costs)	\$258,960.00
Subtotal of Estimated Cost	\$5,577,810.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,200,000.00
Operations(Operations (1406))	\$2,400,000.00
Subtotal of Estimated Cost	\$3,600,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,050,000.00
Operations(Operations (1406))	\$2,100,000.00
Subtotal of Estimated Cost	\$3,150,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$850,000.00
Operations(Operations (1406))	\$1,700,000.00
Subtotal of Estimated Cost	\$2,550,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$700,000.00
Operations(Operations (1406))	\$1,400,000.00
Subtotal of Estimated Cost	\$2,100,000.00

B.5 Most Recent Fiscal Year Audit



Recent results of PHA's fiscal year audit. This statement provides the results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the 1937 Act (42 U.S.C. 1437c(h)).

INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Housing Authority of the Birmingham District
Birmingham, Alabama

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and the discretely presented component units of the Housing Authority of the Birmingham District (the Authority), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the entity's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the following component unit, which represents 100% of the respective assets, net position, and revenues of the discretely presented component unit. These statements were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the following discretely presented component unit and blended component unit is based solely on the reports of the other auditors

- Tuxedo Court Rental I, L.P.

Board of Commissioners
Housing Authority of the Birmingham District

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the discretely presented component unit of the Authority as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the schedule of changes in the Authority's total OPEB liability and related ratios be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying financial data schedules is presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards, as required by Title 2 U.S. Code

Board of Commissioners
Housing Authority of the Birmingham District

of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is also presented for purposes of additional analysis and is not a required part of the basic financial statements.

The financial data schedules and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

DATE, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

Lakeland, Florida

REPORT DATE

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED JUNE 30, 2021**

The Housing Authority of the Birmingham District (the Authority) was incorporated in 1935 and in 1937 began participation under the provisions of the United States Housing Act of 1937. As a public benefit corporation, the Authority provides subsidized public housing within the City of Birmingham, Alabama, in accordance with federal legislation.

A five-member Board of Commissioners governs the Authority. The Mayor appoints members of the governing board for staggered terms; they, in turn, elect a Chairperson and Vice Chairperson. The Board members also appoint a President/CEO to administer the affairs of the Authority.

The governing Board authorizes subsidy contracts with the U. S. Department of Housing and Urban Development (HUD) pursuant to the latter agency's regulations and statutory authorizations. One contract allows the Authority to construct, own and operate public housing facilities. A second contract allows the Authority to accommodate the leasing of housing from private owners and make it available to low-income families at rents they can afford. Other contracts authorize the Authority to make housing assistance payments for eligible individuals and families and to participate in mixed-financing transactions to construct market-rate units and assisted housing units within the same development.

As management of the Housing Authority of the Birmingham District (the Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities for the fiscal year ended June 30, 2021 with selected comparative information for the year ended June 30, 2020. Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, it should be read in conjunction with the financial statements and the notes thereto, which follow this section.

THIS SECTION INTENTIONALLY LEFT BLANK

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED JUNE 30, 2021**

The Financial Statements

The Authority's financial statements, reported on an entity-wide basis, are prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the *Government Accounting Standards Board* (GASB) principles. The financial statements are prepared on an accrual basis and reflect a special-purpose government engaged in a single business-type activity.

Statement of Net Position - This statement presents information on all of the Authority's assets and deferred outflows and liabilities and deferred inflows, with the difference between the two reported as net position. This statement provides information about the nature and the amounts of investments in resources (assets) and the obligations to Authority's creditors (liabilities). It provides one way to measure the financial health of the Authority by providing the basis for evaluating the capital structure of the Authority and assessing the liquidity and financial flexibility of the Authority. However, one will need to consider other non-financial factors such as changes in economic conditions, population and resident growth, and new or changed governmental legislation.

The statement, similar to a balance sheet, is presented in the format where "Assets" minus "Liabilities" equals "Net Position". Assets and liabilities are presented in order of liquidity. The focus of the "*Statement of Net Position*" is designed to represent the net available liquid (noncapital) assets, net of liabilities for the Authority. "Net Position" (formerly equity) may be reported in three broad categories:

- *Net Position, Invested in Capital Assets, Net of Related Debt*: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bond, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets
- *Restricted Net Position*: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.
- *Unrestricted Net Position*: This component consists of Net Position that does not meet the definition of the above two categories.

THIS SECTION INTENTIONALLY LEFT BLANK

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED JUNE 30, 2021**

Statement of Revenues, Expenses and Changes in Net Position - This statement presents information concerning the Authority's current year revenues and expenses. This statement, similar to an Operating Statement, reflects the Authority's income or loss for the period. Revenues and expenses are categorized as either operating or non-operating based upon definitions provided by GASB Statement Nos. 33 and 34. All changes in Net Position are reported as soon as the underlying event giving rise to the change occurs, regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will result in cash inflows and cash outflows in future periods.

Statement of Cash Flows - This statement complements the accrual-basis financial statements and presents information showing the total cash receipts and cash disbursements of the Authority during the current fiscal year. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, noncapital financing, capital financing, and investing activities. This statement provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

Notes to the Financial Statements - Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided. These notes give greater understanding on the overall activity of the Authority and how values are assigned to certain assets and liabilities and the longevity of these values. In addition, notes reflect the impact (if any) of any uncertainty the Authority may face.

In addition to the basic financial statements listed above, our report includes supplemental information. This information is to provide more detail on the Authority's various programs and the required information mandated by regulatory bodies that fund the Authority's various programs.

Authority Programs

The Authority consists exclusively of one enterprise fund utilizing the full accrual basis of accounting. An overview of the programs that comprise the fund maintained by the Authority follows:

Low-Rent Housing

The Authority rents units that it owns to low-to-moderate income households. This program operates under an Annual Contributions Contract (ACC) with HUD. HUD provides an annual Operating Subsidy to enable the Authority to provide the housing at a rent that is based upon 30% of household adjusted income.

THIS SECTION INTENTIONALLY LEFT BLANK

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED JUNE 30, 2021**

HOPE VI

The HOPE VI Program was developed as a result of recommendations by the National Commission on Severely Distressed Public Housing, which was charged with proposing a National Action Plan to eradicate severely distressed public housing. The Commission recommended revitalization in three general areas: physical improvements, management improvements, and social and community services to address resident needs. This program provides grants with unprecedented flexibility to address housing revitalization and community and supportive service needs.

The Authority has been awarded two HOPE VI grants: 1999 \$34 million for revitalization of Metropolitan Gardens; 2003 \$20 million for Tuxedo Court revitalization.

Capital Fund

This program provides annual formula-based funding to the Authority for capital and management activities, including modernization and development of public housing.

Housing Choice Vouchers

Under this Section 8 program, the Authority administers contracts with independent landlords who own property that may be leased by low-to-moderate income households. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is also administered under an ACC with HUD. HUD provides annual funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household adjusted income.

Cares Act Supplemental Funding

The CARES Act provides for additional funding to "prevent, prepare for, and respond to coronavirus, including to provide additional funds for the Agency to maintain normal operations and take necessary actions during the period that the program is impacted by coronavirus.

Other Non-major Programs

Non-major programs are defined as programs that have assets, liabilities, revenues, or expenses that represent less than 5% of the Authority's total assets, liabilities, revenues or expenses.

THIS SECTION INTENTIONALLY LEFT BLANK

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED JUNE 30, 2021**

Financial Highlights

The number of residents served by the Low-Rent Housing and Housing Choice Voucher programs shaped the financial results of fiscal year 2021.

- The Authority's assets exceeded its liabilities at the close of the most recent fiscal year by approximately \$201.8 million (net position). Of this amount, approximately \$127.9 million (unrestricted net position) may be used to meet the Authority's ongoing obligations.
- The Authority's total net position increased by approximately \$12.0 million (370.52%). Net position was \$201.8 million and \$189.7 million for 2021 and 2020 respectively.
- Total operating revenue increased by approximately \$12.7 million (15.31%) during 2021. Total operating revenue for 2021 was \$96.4 million and for 2020 was \$83.6 million.
- The total operating expenses for all Authority programs increased by approximately \$3.7 million (4.31%). The total operating expenses for 2021 amounted to \$88.7 million and for 2020 were \$85.1 million.

THIS SECTION INTENTIONALLY LEFT BLANK

C.1 Resident Advisory Board (RAB) Comments



Narrative to describe the analysis of the RAB recommendations and the decisions made on those recommendations.

**Resident Advisory Board
Comments
February 9, 2024
Smithfield Court Gymnasium**

-
- Jaquice Reynolds - Absent**
 - Eldridge Knighton - Absent**
 - Willie J. Lewis - Present**
 - Lina Norris – Present**
 - Barbara Merchant - Present**
 - Barbara Sturdivant - Present**
 - Mary Hawkins - Present**
 - Cassidy Moore - Absent**
 - Nosayamwen Idemudia - Absent**
 - Willine Body - Present (Via Zoom)**
 - Shemekia Minter - Present (Via Zoom)**
 - O’Jore Tamper - Absent**
 - Robin Feagin - Absent**
 - Terri Hammond – Absent**
 - Irene Myles – Absent**
 - Stacy Upton – Absent**
 - Durriyyah Abdullah – Absent**
-

**HOUSING AUTHORITY OF THE
BIRMINGHAM DISTRICT**



Annual Plan Comments (Q & A)

1. **RAB Question:** (Progress Report: Improved Living Environment) What if something happens in your unit?
HABD Response: Dial 911; the silent alarms/panic buttons are located in the rent offices and the community centers as an additional tool in the tool box, not to replace the need to call emergency services – 911.

2. **RAB Question:** Will you put panic buttons in the units?
HABD Response: It would not be very practical to do that. The difficulty is that panic buttons are connected to a main box located in the rent offices which would need to be connected to each unit.

3. **RAB Comment:** The panic button in the community center at Kimbrough Homes isn't working.
HABD Response: I will look into that I was unaware. Thank you for telling me. (Public Safety Director called the center and the staff said that there was no issue with the button and that it did indeed work.)

4. **RAB Comment:** The speed bump on S. J. Bennett before you get to the stop sign was removed and it's just black. It has a big hole.
HABD Response: Yes, ma'am. I will look into it. (Public Safety Director followed up, but the information was uncorroborated.)

5. **RAB Question:** (Client Services, Section 3, Workforce Development) I have a business; what do I do to get started?
HABD Response: We want residents to be trained.

6. **RAB Question:** I had training. Is this training that you are talking about different from what Keith Swiney/Motivation, Inc. did? How long is it?
HABD Response: Yes, we want residents to complete our training. Right now the pilot training is at Collegeville Center. It's 4 weeks.

7. **RAB Question:** When will you offer another training?
HABD Response: We will come around the table after the pilot is completed to do an assessment of what worked and what didn't. Then we can decide when and where to have another training. We will ensure that (you) residents are informed about it.

8. **RAB Comment:** (Operations and Management) My rent café does not work.
HABD Response: I will take a look at it to make sure that it works. (IT Director reviewed Yardi System Rent Café overall and found no issues, and to followed up with resident to resolve her particular issue.)

9. **RAB Comment:** (Deconcentration) I don't see Freedom Manor on this list.
HABD Response: Freedom Manor is not public housing and that's why it was not included on this particular list.

10. **RAB Question:** (Asset Management - NSPIRE) Will you give notice?

HABD Response: Yes, notice will be given prior to inspection.

11. **RAB Question:** (Demolition) When do you plan to demolish the gym at Elyton Village?

HABD Response: Around the end of this year, 2024.

12. **RAB Question:** (Demolition) What are you going to build there?

HABD Response: There is no current plan for replacement; a plan will be formulated with an overall redevelopment plan.

13. **RAB Question:** (Demolition) Y'all demolishing the fire unit at 2801-F Wilson Road?

HABD Response: Yes, it is a part of the structural damaged units to be demolished at various sites, not the fire damaged units.

14. **RAB Question:** (Demolition) What are you going to put there (reference to the fire damaged building at Kimbrough Homes – Building 12)?

HABD Response: This is like the gym at Elyton. There is no current plan for replacement; a plan will be formed when an overall redevelopment plan is made for the site.

C.2 Certification by State or Local Officials



Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.

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

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

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

I, Randall L. Woodfin, the Mayor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for
fiscal year 2024-2025 of the Housing Authority of the Birmingham District is consistent with the
PHA Name

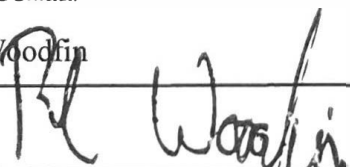
Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Birmingham
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan. The Housing Authority of the Birmingham District maintains its
commitment through the partnership with the City of Birmingham to meet the Basic components in
the Consolidated Plan. Assisted Housing is improved throughout the City of Birmingham by
evaluating the housing market to identify the needs of families and seniors. The elimination of
homelessness, implementing strategies to improve the needs in neighborhoods and communities
are goals sought to achieve economic sufficiency and opportunities for residents.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Randall L. Woodfin	Mayor
Signature: 	Date: <u>3/26/2024</u>

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

C.3 Civil Rights Certification



HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan

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

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X 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 July 1, 2024, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD’s Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women’s business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

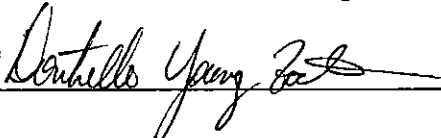
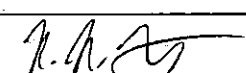
Housing Authority of the Birmingham District
 PHA Name

AL001
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2024

5-Year PHA Plan for Fiscal Years 2025 - 2029

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director	Dontrelle Young Foster	Name Board Chairman	D.G. Pantazis, Jr.
Signature		Signature	
	Date 3/21/2024		Date 3/21/2024

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.