

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, 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.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>																																
A.1	<p><b>PHA Name:</b> <u>Housing Authority of the Birmingham District</u> <b>PHA Code:</b> <u>AL001</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2020</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The PHA Plan is available at the following locations for review: Public Housing Communities: Elyton Village, Southtown Court, Marks Village, Loveman Village, Smithfield Court, Tom Brown Village, Morton Simpson, Collegeville Center, Harris Homes, North Birmingham Homes, Cooper Green, Kimbrough Homes, Benjamin Greene/Roosevelt City; HABD Central Office, Section 8 Office, McCoy Building; Distributed to the Resident Advisory Board and CPAB Presidents; Distributed at the Public Hearing and posted on www.habd.org; and noticed in Birmingham News and Birmingham Times.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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:																							
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<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p>The mission of the Housing Authority of the Birmingham District is to be the leader in making available excellent, affordable housing for low- and moderate-income persons through effective management and the wise stewardship of public funds. We will also partner with our residents and others to enhance the quality of life in our communities.</p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>See HABD Goals &amp; Objectives Attachment B.2</p>
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See HABD Goals &amp; Objectives Progress Report Attachment B.3</p>
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>HABD has amended the Section 8 Administrative Plan, and the Public Housing Admission and Continued Occupancy Policy and lease with the required provisions pursuant to the final rule published on November 16, 2016, named Violence Against Women Reauthorization Act of 2013 (VAWA 2013): HABD is committed to complying with the Violence Against Women Act by ensuring that an incident or incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.</p> <p>HABD will provide resource information to HCV and PUBLIC Housing residents about the resources and programs available for victims of domestic violence.</p>
<b>B.5</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>As mandated by the U.S. Department of Housing and Urban Development, 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 to be:</p> <ul style="list-style-type: none"> <li>▪ Significant changes to tenant/resident admissions policies;</li> <li>▪ Significant changes to the tenant/resident screening policy;</li> <li>▪ Significant changes to public housing rent policies;</li> <li>▪ Significant changes to the organization of the public housing or HCV waiting lists;</li> <li>▪ Significant Changes in the use of replacement reserve funds under the Capital Fund Grant;</li> <li>▪ Non de-minims changes to the identification of public housing units and/or property that will be subject to demolition, disposition, designation, or conversion activities.</li> </ul> <p>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments. Additionally, as part of the Rental Assistance Development (RAD), HABD is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</p> <ul style="list-style-type: none"> <li>▪ The decision to convert to either Project Based Rental Assistance (PBV) or Project Based Voucher Assistance (PBRA);</li> <li>▪ Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;</li> <li>▪ Changes to the construction and rehabilitation plan for each approved RAD construction</li> <li>▪ Changes to the financing structure for each approved RAD conversion</li> </ul>

<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

## Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

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**A. PHA Information** [24 CFR §903.23\(4\)\(e\)](#)

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

**B. 5-Year Plan.**

**B.1 Mission.** State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

**B.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA’s 5-Year Plan.

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

**B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

**B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

**B.6 Resident Advisory Board (RAB) comments.**

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17\(a\)](#), [24 CFR §903.19](#))

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

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# **HABD 2020-2024 GOALS & OBJECTIVES**

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## **ATTACHMENT B.2**



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# **HABD 2015-2019 GOALS & OBJECTIVES PROGRESS REPORT**

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## **ATTACHMENT B.3**



## HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

### 2015-2019 FIVE-YEAR PLAN PROGRESS REPORT

Below are statements regarding HABD's progress made towards meeting goals in the previous 5-Year Plan for 2015-2019.

#### ➤ **PHA Goal: Expand the supply of assisted housing**

- HABD applied for additional HUD-VASH Vouchers in Fall 2017 and was awarded 7 new HUD-VASH Vouchers for FY 2018.
- HABD applied for additional HUD-VASH Vouchers in July, 2018 and was awarded 17 new HUD-VASH Vouchers for FY 2018.
- HABD applied for Mainstream Vouchers in June, 2018 and was awarded 79 vouchers in September 2018.
- Fall 2018, HABD received 273 Project Based Vouchers
- January 2019, HABD received 220 Project Based Vouchers
- In the Summer of 2019 HABD acquired the existing Farrington Apartments consisting of 104 PBRA units. A \$20 million-dollar major renovation began at the site in Fall 2019.
- In the past 5 years HABD has made a concentrated effort to reduce vacant public housing units in an effort to provide decent safe, and sanitary housing to persons of low to moderate income.
  - ❖ The agency has worked to form Force Account labor teams that are tasked with improving physical conditions of units prior to re-occupancy.
  - ❖ The application process has been removed from each individual site and made centralized to ensure maximum application processing and occupancy efforts.
  - ❖ Staff accountability regarding occupancy rates has been heavily stressed and is an integral part of each Asset Manager's yearly goals. The 2019 fiscal year closed with an adjusted occupancy of 99.74%.

#### ➤ **PHA Goal: Improve the quality of assisted housing**

- Throughout 2015-2019 HABD has maintained its High Performer Status in SEMAP scoring. The agency will work to continue to maintain its High Performer Status for the next 5 years.
- November of 2017 the renovation of Phase III at Elyton Village was completed

which included the major overhaul of 140 existing units.

- HABD successfully ended the 2019 Fiscal Year by making great strides in increasing HABD's PHAS Scores.
  - ❖ Asset Maintenance Supervisors developed and carried out plan to maximize REAC scores for each site throughout the portfolio.
  - ❖ For the first time, every HABD property inspected for REAC obtained a passing score, with an average increase over the previous years scores of 15 points, providing a projected PHAS score of 32 – up from the previous 26 – the largest increase seen at HABD in eleven years.
  - ❖ On the Management side of PHAS (MASS), occupancy for the close of the fiscal year ended at an adjusted rate of 99.77% and Tenant Accounts Receivable (TARs) saw an overall decrease of over 5%. A concerted effort was also made to ensure all Accounts Payable were paid as required to ensure minimal-to-no payables were left unpaid for the close out of the fiscal year.

➤ **PHA Goal: Increase assisted housing choices**

- December 2018 Phase I of the Loveman Village public housing RAD Conversion was completed, consisting of a new \$19 million dollar 120-unit development named the Park at Sydney Drive.
- November 2019 Phase II of the Loveman Village public housing RAD Conversion was completed, consisting of 100 new construction units. Phase III of 64 units commenced in late 2019 with a completion date of early 2021.
- In October of 2018 the 100-unit Freedom Manor senior building was converted via RAD to PBRA and a \$8 million dollar renovations began on the 1980 structure.
- Since 2015 (4) new voucher homeownership participants were added to the voucher homeownership program (4 in 2016 with an additional 8 in 2020).
- Since 2015, over 400 persons have applied for the HABD homeownership program.
- The 5H Homeownership program has fifty-nine (59) families who have purchased a home since 2015 and there are an additional thirty (30) who are utilizing the lease-purchase option under the program.

➤ **PHA Goal: Provide an improved living environment**

- Early 2015 the agency implemented energy upgrades at 13 public housing sites through an \$20 million dollar Energy Performance Contract. The upgrades at the 13 public housing sites consisted of HVAC system installation (only at Marks Village), low-flow aerators, new shower heads, low-flow toilets, interior LED

lighting and envelope weatherization.

- In 2018 a 5-year cyclical painting program was implemented for the interior painting of units at the Morton Simpson Village public housing sites.
- A pilot exterior Surveillance Camera and License Plate Readers System was installed at Southtown Court.
- In 2019 HABD executed a Community Safety Partners contract with the Birmingham Police Department which includes community policing and crime enforcement efforts on all HABD public housing properties.
- Security Attendance at Collegeville and N. Birmingham (Day and afternoon shift)
- An HABD Anonymous Tip Line was implemented to promote public safety across HABD portfolio.
- Firearms Policy Annual Review Class for residents was implemented to promote public safety across HABD's portfolio.

➤ **PHA Goal: Promote self-sufficiency and asset development of assisted household**

- Since its inception, the FSS Program has had a total of forty-one (41) participants to successfully complete the program. Of the forty-one (41) participants, nineteen (19) were public housing residents and the remaining twenty-two (22) were Section 8 participants. All were without welfare assistance and gainfully employed.
- A total of eight FSS graduates have successfully achieved homeownership.
- HABD has implemented Homeownership Workshops for the HCV Program to increase the number of persons participating in the Homeownership Program.

➤ **PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

- HABD continues to comply with Fair Housing Act regulations in an effort to provide non-discriminatory housing and community development programs
- HABD employee attend Fair Housing training annually to ensure employees are knowledgeable of Fair Housing Act updates.

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

- In Summer of 2019 HABD gained managerial capacity and approval by the Alabama Housing Finance Authority to serve as its own property manager for the Tuxedo Terrace site. This achievement has positioned HABD with the ability to self-manage future LHITC developments, and participation of cash flow from management fees





# HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

## FIVE-YEAR PLAN GOALS & OBJECTIVES 2020-2024

### 5.1 : Mission

The mission of the Housing Authority of the Birmingham District is to be the leader in making available excellent, affordable housing for low and moderate-income persons through effective management and the wise stewardship of public funds. We will also partner with our residents and others to enhance the quality of life in our communities.

### 5.2 : Goals and Objectives

HABD has chosen to retain the strategic goals and objectives endorsed by the Department of Housing and Urban Development.

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

##### ➤ PHA Goal: Expand the supply of assisted housing

###### Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Partner with community-based Community Development Corporations, other appropriate non-profit organizations and the City of Birmingham to provide new affordable housing of various types for all appropriate market/income segments.

##### ➤ PHA Goal: Improve the quality of assisted housing

###### Objectives:

- Improve public housing management: (PHAS score)
- Maintain High Performer Status with SEMAP Scoring: (SEMAP score)
- Concentrate on efforts to improve specific management functions:

- Increase the occupancy rate for Public Housing units
- Successfully complete conversion to Asset Management
- Maintain high reporting rate for 50058s for Section 8 and Public Housing
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers : Tenant Protections Vouchers (TPVs), Project Based Vouchers (PBVs) and Project Based Rental Assistance ( PBRA).

➤ PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Increase participation on the voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Partner with community-based Community Development Corporations, other appropriate non-profit organizations and the City of Birmingham to provide renovated and newly constructed affordable housing in Birmingham and Jefferson County.

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

➤ PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- HABD will begin adding amenities to improve the quality of life for residents (air conditioning, energy efficiency appliances)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assisted recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Expand current HABD programs and support other programs which foster homeownership opportunities through education on homeownership responsibilities, household financial management, credit counseling and related subjects.

### **HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

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

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Undertake affirmative measures to ensure access to assisted housing in a suitable living environment regardless of age.

### **Other PHA Goals and Objectives: (list below)**

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

Objectives:

- Conduct and participate in workshops and information sessions with the leadership of community-based Community Development Corporations and other non-profit organizations dealing with affordable housing and community revitalization.

- Partner with community-based Community Development Corporations, other appropriate non-profit organizations and the City of Birmingham to provide renovated and newly constructed affordable housing in appropriate neighborhoods in the city as part of an overall, coordinated strategy for community reinvestment and revitalization.
- PHA Goal: Increase the public awareness of HABD's resources and programs that are offered to assist in improving the lives of residents.

Objectives:

- Create a public quarterly newsletter highlighting the latest HABD affordable housing initiatives, residents accomplishing self-sufficiency goals, HABD housing redevelopments & improvements, etc. The newsletter will be emailed (or mailed) to media, residents, stakeholders, elected officials, HUD, etc.
- Hold annual informational sessions for residents to provide updates related to the 5-year plan and to get feedback from residents.
- Offer annual media availability to highlight goals related to the 5-year plan.
- Utilize HABD consultants to create an annual media or social media campaign that highlights goals in the 5-year plan and accomplishments.
- Use visuals and graphics to develop an informative breakdown of the 5-year plan.