



President and CEO  
**Dontrelle Young Foster**

## HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

**Board of Commissioners**  
DeJuana L. Thompson, Chairwoman  
Abra A. Barnes, Vice-Chair  
Anthony C. Hood, Commissioner  
D.G. Pantazis, Commissioner  
Alyshia Cook, Commissioner

**March 2, 2026**

Ms. DeJuana L. Thompson, Chairwoman  
Ms. Abra A. Barnes, Vice-Chairwoman  
Mr. Anthony C. Hood, Commissioner  
Mr. D.G. Pantazis, Jr., Commissioner  
Ms. Alyshia Cook, Commissioner  
Birmingham, AL 35233

### NOTICE OF THE REGULAR MEETING

Notice is hereby given that the regular session of the Board of Commissioners of the Housing Authority of the Birmingham District will be held on **Thursday, March 19, 2026, at 1:30 p.m.** at the George W. McCoy Facility, located at 1301 25<sup>th</sup> Avenue North, Birmingham, Alabama 35204. The meeting will be live-streamed via Zoom. To access the meeting, go to [HABD.org](http://HABD.org) for more information.

Sincerely,

**Dontrelle Young Foster**  
President/CEO

DYF: ab



President and CEO  
Dontrelle Young Foster

## HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

**Board of Commissioners**  
DeJuana L. Thompson, Chairwoman  
Abra A. Barnes, Vice-Chair  
Anthony C. Hood, Commissioner  
D.G. Pantazis, Commissioner  
Alyshia Cook, Commissioner

**Regular Meeting of the Board of Commissioners**  
**George W. McCoy Building**  
**1301 25<sup>th</sup> Avenue North**  
**Birmingham, AL 35204**

**Thursday, March 19, 2026**  
**1:30 p.m.**  
**Agenda**

- I. **Call to Order**
- II. **Roll Call**
- III. **Adoption of Agenda**
- IV. **Approval or Correction of Minutes**
  - a. Regular Meeting, February 19, 2026
- V. **Consent Agenda**
  - a. President/CEO's Report
  - b. Presentation of Cumulative Low-Income Housing Finance Report for the Period Ended February 28, 2026
  - c. Resolution 2026-12817, Approval of Charge-Offs for Period Ended February 28, 2026
- VI. **Old Business**
  - a. Client Services Update
- VII. **New Business**
- VIII. **Housing Choice Voucher**
  1. Approval of Revision to the Section 8 Administrative Plan

**Board Agenda**  
**March 19, 2026**  
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**IX. Real Estate Development**

1. Approval of Award of Contracts for Developer Partners
2. Approval of Change Orders for the Loveman Village Daycare Renovation
3. Approval to Close Smithfield Court Phase I CNI and RAD/Section 18 Transaction

**X. Person(s) Desiring to Speak before the Board of Commissioners**

**XI. Executive Session**

**XII. Adjournment**

**MINUTES OF THE REGULAR MEETING OF THE  
HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT  
HELD ON FEBRUARY 19, 2026**

The Commissioners of the Housing Authority of the Birmingham District met in a regular session at 1:30 p.m. on February 19, 2026, at the George W. McCoy Facility located in Birmingham, Alabama. The meeting was called to order by Chairwoman Thompson, and upon roll call, those present and absent were as follows:

**PRESENT:**

DeJuana L. Thompson, Chairwoman  
Abra A. Barnes, Vice-Chairwoman  
D.G. Pantazis, Jr., Commissioner  
Anthony C. Hood, Commissioner  
Alyshia Cook, Commissioner

**ABSENT:**

None

**ALSO, PRESENT:**

Dontrelle Young Foster, President/CEO  
Seth Embry, Senior Advisor and Chief Strategist  
Denita Bearden, Chief Administrative Officer  
Josephine Banks, Chief Human Resources Officer  
Melanie Baker, Director of Finance  
Larry Williams, Chief Housing Programs Officer  
Antwan Harris, Director of Strategic Communications  
Melanie Bimbo, Director of CNI  
Jennifer Brown, Director of Real Estate Development  
George Munchus, Citizen  
Jeremy Jones, Citizen  
Armon Matthews, Director of Client Services  
George Vazquez, Rovani Construction, LLC  
Marcus Mitchell, The Mitchell Group  
Toraine Clausell, Director of IT Infrastructure & Operations  
Tyerra Henderson, General Counsel  
Kiera Hood, Executive Assistant  
Alicia Bibbs, Executive Office Coordinator

Chairwoman Thompson declared a quorum was present.

**Adoption of Agenda**

Chairwoman Thompson acknowledged the adoption of the agenda. Upon motion and second, the agenda was adopted as presented.

**Consent Agenda**

Chairwoman Thompson acknowledged the approval of the consent agenda and asked if any items needed to be removed. There were no objections to the consent agenda, and upon a motion by Commissioner Pantazis, seconded by Vice Chairwoman Barnes, the consent agenda was approved.

- a. The Regular Meeting Minutes of January 22, 2026, were approved.
- b. The President/CEO’s Report was accepted.
- c. The Cumulative Low-Income Housing Finance Report for the Period Ending January 31, 2026, was approved.
- d. Resolution 2026 – 12813, RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to charge off, as of January 31, 2026, the following resident accounts, which were up to 30 days old or more and considered uncollectible.

Elyton Village, Ala. 1-1-----	\$10,892.08
Southtown Court, Ala.1-4R-----	0.00
Marks Village, Ala.1-6 -----	8,694.00
Smithfield Court, Ala. 1-9-----	1,396.60
Tom Brown Village, Ala.1-10-----	0.00
Morrell Todd Homes, Ala.1-11-----	0.00
Collegeville Center, Ala.1-13-----	11,001.00
Harris Homes, Ala. 1-14-----	3,701.00
North Birmingham Homes, Ala.1-16-----	5,250.90
Cooper Green Homes, Ala.1-17-----	0.00
Kimbrough Homes, Ala.1-18-----	0.00
Benjamin Green Village, Ala.1-23-----	109.00
Roosevelt City, Ala. 1-30-----	0.00
Tuxedo I Ala 1-34 -----	14,424.00
Tuxedo II Ala 1-35-----	13,682.00
Mason City I& III Ala 1-40/42-----	0.00
Tuxedo Trace Homes-----	0.00
Freedom Manor Ala 1-21-----	0.00
<b>Total</b>	<b>\$69,150.58</b>

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Chairwoman Thompson  
Vice-Chairwoman Barnes  
Commissioner Pantazis  
Commissioner Hood  
Commissioner Cook

Chairwoman Thompson indicated that said motion carried.

**Old Business**

For old business, President Foster informed the commissioners that the virtual attendee who called in from the previous meeting reported difficulty reaching someone in the Section 8 department for assistance with a tenant. However, the caller realized he had been dialing the wrong number; he had been calling the tenant rather than the office. President Foster wanted the Board to be aware that this matter has been resolved.

**New Business**

For new business, President Foster introduced Mr. Antwan Harris, the new Director of Strategic Communications. Mr. Harris made brief remarks and stated he is looking forward to working with the agency. The Board welcomed Mr. Harris to the team.

**Housing Choice Voucher**

1. **Approval of the 2026 Voucher Payment Standards**

Chairwoman Thompson acknowledged the Approval of the 2026 Voucher Payment Standards. Ms. Jennifer Leonard, Interim Director of Housing Choice Voucher Program, indicated that the purpose of this request is to obtain approval to establish a revised Section 8 Payment Standard schedule that reflects 110% of the current Small Area Fair Market Rents (SAFMRs). HABD is required to maintain an annual payment standard schedule for the Section 8 Housing Choice Voucher Program. Payment Standards determine the maximum rental subsidy allowed for program participants. Ms. Leonard also noted that the change would only apply to tenant-based vouchers; project-based vouchers will not be affected. After a brief discussion, upon a motion by Commissioner Hood, seconded by Commissioner Pantazis, the following resolution was unanimously adopted.

**RESOLUTION NO. 12814**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to implement the 2026 Voucher Payment Standards effective January 1, 2026.

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Chairwoman Thompson  
Vice-Chairwoman Barnes  
Commissioner Pantazis  
Commissioner Hood  
Commissioner Cook

Chairwoman Thompson indicated that said motion carried.

2. **Approval to Revise the Section 8 Utility Allowances**

Chairwoman Thompson acknowledged the Approval to Revise the Section 8 Utility Allowances. Ms. Jennifer Leonard indicated that the Housing Authority of the Birmingham District (HABD) is required to review its utility allowance schedule annually. If there has been a change of 10% or more in any utility rate since the last revision, the allowance for that utility category must be updated. Since the last utility update in January 2025, there have been changes to the utility rates of more than 10%. These changes will only apply to tenant-based vouchers; property-based vouchers will not be affected. Upon motion by Commissioner Pantazis, and seconded by Commissioner Cook, the following resolution was unanimously adopted.

**RESOLUTION NO.12815**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to implement the revised 2026 Section 8 Utility Allowances effective January 1, 2026.

When called upon, the following voted as indicated:

**YEA**

Chairwoman Thompson  
Vice-Chairwoman Barnes  
Commissioner Pantazis  
Commissioner Hood  
Commissioner Cook

**NAY**

**ABSTAINED**

Chairwoman Thompson indicated that said motion carried.

**Real Estate Development**

1. **Approval of Award of Contract for Project-Based Vouchers (PBV)**

Chairwoman Thompson acknowledged the Approval of Award of Contract for Project-Based Vouchers. Ms. Jennifer Brown, Director of Real Estate Development, indicated that HABD released a project-based voucher solicitation for up to 300 vouchers in March 2025, and a second solicitation for Project-Based Vouchers closed on September 29, 2026. Previously, the

Board of Commissioners approved an award for 70 of the 300 vouchers. HABD now requests to award Project-Based Vouchers in the second round of the solicitation. HABD will continue to open solicitations for future rounds until all vouchers have been awarded.

The purpose of this request is to authorize the President/CEO to award 37 Project-Based Vouchers to two respondents. This approval includes 1) executing an agreement to enter a HAP contract, 2) conducting final HQS inspections and environmental reviews, and 3) negotiating and executing the final HAP contract with the property owner.

The Request For Proposal (RFP) solicitation was advertised in the Birmingham Times, the National Public Housing Association, on social media, and was available for download from the Housing Agency Marketplace. One hundred and seven (107) individuals viewed the solicitation, and two (2) proposals were received. An evaluation committee reviewed and scored all responses, and a Best and Final interview was conducted.

HABD recommended awarding 18 Project-Based Vouchers to Navigate Affordable Housing Partners and 19 vouchers to CR Endeavors. Navigate Affordable Housing Partners will use the vouchers for a new senior construction community located in North Titusville. The homes will be walk-up style duplex SIP (structural insulated panel) homes. CR Endeavors will use the 19 vouchers for a 75-unit new construction project located in the Druid Hills neighborhood near 15th Avenue N. and Carraway Boulevard, a walk-up garden-style multifamily building. After a brief discussion, upon a motion by Commissioner Cook, seconded by Commissioner Pantazis, the following resolution was unanimously adopted.

**RESOLUTION NO. 12816**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to award 18 Project-Based Vouchers to Navigate Housing and 19 Project-Based Vouchers to CR Endeavors and negotiate and enter into an Agreement to enter into a Housing Assistance Payments contract (AHAP) in accordance with HUD regulations, and;

BE IT FURTHER RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is authorized to negotiate terms and conditions of the Magic City Housing Development Corporation’s participation in the development of the project, to include ownership and financial participation.

When called upon, the following voted as indicated:

**YEA**

- Chairwoman Thompson
- Vice-Chairwoman Barnes
- Commissioner Pantazis
- Commissioner Hood
- Commissioner Cook

**NAY**

**ABSTAINED**

Chairwoman Thompson indicated that said motion carried.

**Presentation of Person(s) Desiring to Speak Before the Board of Commissioners**

Chairwoman Thompson acknowledged persons' desire to speak before the Board of Commissioners. However, no speakers came before the Board.

**Executive Session**

Chairwoman Thompson acknowledged the executive session. There was no subject to discuss in an executive session.

There was no further business to come before the Board; upon motion, the meeting was duly adjourned.

\_\_\_\_\_  
Chairperson  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Secretary



President and CEO  
**Dontrelle Young Foster**

## **HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**

### **Board of Commissioners**

DeJuana L. Thompson, Chairwoman  
Abra A. Barnes, Vice-Chair  
Anthony C. Hood, Commissioner  
D.G. Pantazis, Commissioner  
Alyshia Cook, Commissioner

**March 19, 2026**

### **President/CEO's Report**

1. On February 27, 2026, President and CEO Dontrelle Young Foster appeared on the Quadel Podcast to discuss transforming communities and the evolving role of public housing. She emphasized that affordable housing must be a platform for residents' educational attainment, workforce mobility, and generational wealth. The agency gained increased exposure by President Foster's participation in the podcast.
2. On Tuesday, March 3, 2026, several staff members participated in Advocacy Day in Montgomery. During this event, they collaborated with other Alabama organizations to foster discussion between community and economic development groups. A primary focus was engaging with legislative leaders on critical topics, including closing the housing affordability gap, obtaining state support, and enhancing youth entrepreneurship and workforce development.
3. On Wednesday, March 4, 2026 the community redevelopment initiative at Cooper Green Homes reached a major milestone with the successful completion of both Phase 1 and Phase 2. This achievement was honored by the agency, stakeholders, and the community. HABD is proud to fulfill its mission of providing sustainable housing that supports the success of its residents.
4. The Office of Constituent Concerns (OCC) received a total of fourteen (14) concerns for February 2026. The Housing Choice Voucher Programs/Section 8 received four (4) concerns: rent payments, requests to move, and inquiries about income changes. Housing Operations/Intake received ten (10) concerns, transfer requests, maintenance requests, and assistance with housing applications. A 100% completion rate was achieved.

DYF/kh

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**  
**Board of Commissioners' Meeting Agenda**  
**Item**  
**Control Document**

**HABD Staff Representative:** Melanie Baker, CPA/Director of Finance

**Date:** Monday March 02, 2026

**Department** Finance

**Board of Commissioners' Meeting Date:** Thursday March 19, 2025, at 1:30 p.m.

**Board Agenda item(s):**

1. Monthly Financial Report
2. Charge-Off's for the Month of February
3. Contract Register

**Board of Commissioners' Committee Meeting Date/Time:** Monday, March 09, 2026, at 01:00 p.m.

**Approved by:** Dontrelle Young Foster / 3/5/2026  
Dontrelle Young Foster / Date  
President/CEO/Contracting Officer

**Duration of Presentation:** 10 Minutes

**Board Agenda Topic (Narrative):**

**Extract from Minutes of Committee Meeting:**

Specimen copy of the HABD Attorney's opinion relative to the form, content, and legality of the proposed agenda items, if applicable  
(attached). Yes, / No (circle one)

**Department's Committee's Certification:**

We have reviewed the above-referenced Board of Commissioners' agenda items, together with the related and supportive documents, and have found them satisfactory. We further concur with the Staff's recommendation to place them on the approved, final agenda to be pre entered to the Board for appropriate action with respect to the adoption of the resolution(s) approving and/or authorizing the execution of the said action ().

<b>HABD BOARD COMMITTEE MEMBER:</b>	Vice-Chairwoman Barnes	Date: 03/09/2026
<b>HABD BOARD COMMITTEE MEMBER:</b>	Commissioner Pantazis	Date: 03/09/2026
<b>HABD STAFF MEMBER:</b>	Melanie Baker, CPA	Dare: 03/09/2026



President and CEO  
Dontrelle Young Foster

## HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

**Board of Commissioners**  
DeJuana L. Thompson, Chairwoman  
Abra A. Barnes, Vice-Chair  
Anthony C. Hood, Commissioner  
D.G. Pantazis, Commissioner  
Alyshia Cook, Commissioner

### REQUEST FOR BOARD ACTION

March 19, 2026

#### RESOLUTION

RESOLVED by the Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to charge off as of February 28, 2026, the following resident accounts, which are up to 30 days old and considered uncollectible, detailed as per the attached sheet.

Development	No.	Amount
Elyton	ALA 1-1	\$13,606.00
Southtown	ALA 1-4	\$0.00
Marks Village	ALA 1-6	\$23,533.57
Smithfield Court	ALA 1-9	\$20,262.00
Tom Brown Village	ALA 1-10	\$1,596.50
Morrell Todd	ALA 1-11	\$12,341.75
Collegeville Center	ALA 1-13	\$906.00
Harris Homes	ALA 1-14	\$2,670.18
North Birmingham Homes	ALA 1-16	\$0.00
Cooper Green Homes	ALA 1-17	\$0.00
Kimbrough Homes	ALA 1-18	\$11,203.00
Benjamin Greene/Roosevelt	ALA 1-23/30	\$0.00
Tuxedo I	ALA 1-34	\$11,015.64
Tuxedo II	ALA 1-35	\$0.00
Mason City I & III	ALA 1-40/1-42	\$0.00
Tuxedo Trace Homes	ALA 1-44/146	\$0.00
Freedom Manor	ALA 621	\$0.00
	Total	\$97,134.64

Disclosure Note: HUD regulations allow all vacated account balances that are in excess of 30 days to be charged off. Approval of these charge-offs by the Board of Commissioners enables the Authority to turn these vacated accounts over for collection. All accounts with balances that are \$200.00 or more are turned over for collection.



**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**  
**Board of Commissioners' Meeting**  
**Agenda Item**  
**Control Document**

**HABD Staff Representative:** Larry Williams, Chief Housing and Programs Officer  
Jennifer Leonard, Interim Director of HCV Program

**Date:** Monday, March 9, 2026

**Department:** Housing Choice Voucher Program

**Board of Commissioners' Meeting Date:** Thursday, March 19, 2026, at 1:30 p.m.

**Board Agenda Item(s):**

1. Approval of the Revision of the Section 8 Administrative Plan

**Board of Commissioners' Committee Meeting Date/Time:** Monday, March 9, 2026, at 10:00 a.m.

**Approved by:**  / 3/5/2026  
Dontrelle Young Foster / Date  
President/CEO/Contracting Officer

**Duration of Presentation:** 5 Minutes

**Board Agenda Topic (Narrative):** The purpose of this request is to obtain Board approval to revise the Section 8 Administrative Plan.

**Extract from Minutes of Committee Meeting:** N/A

Specimen copy of the HABD Attorney's opinion relative to the form, content, and legality of the proposed agenda item(s), if applicable (*attached*). Yes / No (*circle one*)

**Department's Committee's Certification:**

We have reviewed the above-referenced Board of Commissioners' agenda items and the related and supportive documents and found them satisfactory. We further concur with the Staff's recommendation to place them on the approved, final agenda to be presented to the Board for appropriate action with respect to the adoption of the resolution(s) approving and/or authorizing the execution of the said action(s).

HABD Board Committee Member: Commissioner Pantazis Date: 3/09/2026

HABD Board Committee Member: Commissioner Cook Date: 3/09/2026

HABD Staff Member: Larry Williams Date: 3/09/2026

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**  
**REQUEST FOR BOARD ACTION**  
**APPROVAL OF REVISION TO THE SECTION 8 ADMINISTRATIVE PLAN**  
**MARCH 19, 2026**

**INTRODUCTION**

In accordance with 24 CFR 982.54, the Housing Authority of the Birmingham District (HABD) must adopt a written Administrative Plan that establishes local policies for administration of the program in accordance with HUD requirements. The Administrative Plan and any revisions of the plan must be formally adopted by the PHA Board of Commissioners or other authorized PHA officials. The Administrative Plan states PHA policy on matters for which the PHA has discretion to establish local policies.

The Administrative Plan must be in accordance with HUD regulations and requirements. The Administrative Plan is a supporting document to the PHA Plan (24 part 903) and must be available for public review. The PHA must revise the Administrative Plan if needed to comply with HUD requirements.

The HABD must administer the program in accordance with the PHA Administrative Plan.

**PURPOSE AND OBJECTIVE**

The purpose of this request is to obtain Board approval to revise the Section 8 Administrative Plan. The primary objective of this request is to incorporate an updated interim income policy that can be effectively managed between annual examinations. This will allow for timely adjustments in rent that reflect HCV participants' current household income. Additionally, the introduction of a hold harmless policy will be crucial in safeguarding in-place participants from increased rents that could jeopardize their continued housing benefits.

**DESCRIPTION AND JUSTIFICATION**

After a review of the current Administrative Plan by HABD staff, it was determined that updates and some revisions were needed. All recommended changes as a result of additions, deletions, or modifications are to improve procedural guidelines and performance standards for effectively administering the program.

**POLICY IMPACT**

These changes are expected to contribute to a more sustainable funding framework for HABD, reduced subsidy cost and lowered utility reimbursement pay-out.

**ECONOMIC IMPACT/FUNDING SOURCE**

Improved Budget Utilization

**ATTACHMENTS**

Revisions to the Administrative Plan

**ALTERNATIVE**

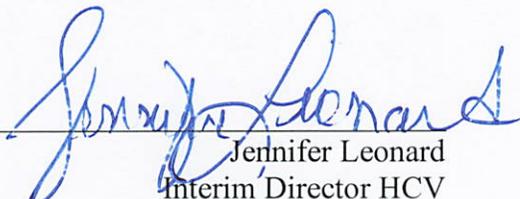
None

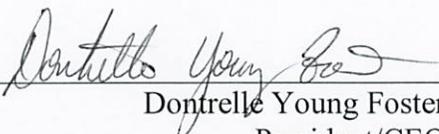
**RECOMMENDATION**

The President/CEO recommends adoption of this Resolution.

**CERTIFICATION**

The requested action is in conformance with all legal, policy and regulatory requirements.

  
Jennifer Leonard  
Interim Director HCV

  
Dontrelle Young Foster  
President/CEO

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**  
**RESOLUTION NO. 2026-12821**

Resolution Approving the Revision of the Section 8 Administrative Plan

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to implement the revision of the Section 8 Administrative Plan effective May 01, 2026.

Adopted this 19th day of March 2026.

Attest:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Dontrelle Young Foster, Secretary

(Seal)

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**  
**Board of Commissioners' Meeting**  
**Agenda Item**  
**Control Document**

**HABD Staff Representative:** Jennifer Brown, Director of Real Estate Development

Date: Tuesday, March 10, 2026

**Department:** Real Estate Development

**Board of Commissioners' Meeting Date:** Thursday, March 19, 2026 @ 1:30 p.m.

**Board Agenda Item(s):**

1. Approval of Award of Contracts for Development Partners
2. Approval of Change Orders for the Loveman Village Daycare Renovation
3. Approval to Close Smithfield Court Phase I CNI and RAD/Section 18 Transaction

**Board of Commissioners' Committee Meeting Date/Time:** Tuesday, March 10, 2026, at 3:00 p.m.

Approved by: Dontrelle Young Foster / 3/12/2026  
Dontrelle Young Foster / Date  
President/CEO/Contracting Officer

**Duration of Presentation:** 15 Minutes

**Board Agenda Topic (Narrative):** None

**Extract from Minutes of Committee Meeting:** None

Specimen copy of the HABD Attorney's opinion relative to the form, content, and legality of the proposed agenda item(s), if applicable (*attached*). Yes / No (*circle one*)

**Department's Committee's Certification:**

We have reviewed the above-referenced Board of Commissioners' agenda items and the related and supportive documents and found them satisfactory. We further concur with the Staff's recommendation to place them on the approved, final agenda to be presented to the Board for appropriate action with respect to the adoption of the resolution(s) approving and/or authorizing the execution of the said action(s).

**HABD Board Committee Member:** Chairwoman Thompson Date: 3/10/26

**HABD Board Committee Member:** Vice Chairwoman Barnes Date: 3/10/26

**HABD Staff Member:** Jennifer Brown Date: 3/10/26

# **HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**

## **REQUEST FOR BOARD ACTION**

### **APPROVAL OF CHANGE ORDERS FOR LOVEMAN DAYCARE RENOVATION**

**March 19, 2026**

#### **INTRODUCTION**

The Loveman Daycare Renovation Project is currently underway, representing a significant step in the revitalization of both the daycare and gym facilities. As construction progresses, we have encountered unexpected structural issues within the building that were not identified during the initial design and bidding phases. These unforeseen conditions have introduced delays, particularly due to the necessary relocation of sanitary sewer lines and adjustments required by Alabama Power.

#### **PURPOSE AND OBJECTIVE**

The objective of this Board Action is to seek formal approval for Change Orders #6 and #7 pertaining to the Loveman Daycare Renovation Project. These change orders are essential to address unexpected structural challenges that have arisen during the renovation process. Additionally, they encompass the necessary adjustments to general conditions that are vital for the successful completion of the project. These conditions may include modifications to timelines and resource allocations, as well as updated safety protocols, all of which are critical to ensuring the renovation meets both safety standards and design specifications.

#### **DESCRIPTION AND JUSTIFICATION**

During construction activities, the contractor encountered unforeseen building structural conditions that required additional work to maintain the structural integrity and safety of the facility. These conditions required modifications to the scope of work and adjustments to the construction schedule.

In addition, general condition costs were impacted due to the additional time and coordination required to address these structural issues. These costs include extended site supervision, project coordination, and other construction management services necessary to safely and properly complete the renovation.

Approval of Change Order #6 in the amount of \$300,888.89 and Change Order #7 in the amount of \$333,422.27, for a total amount of \$634,311.16, will allow the contractor to proceed with the required corrective work and maintain progress toward completion of the Loveman Daycare Renovation Project.

**POLICY IMPACT**

None

**ECONOMIC IMPACT/FUNDING SOURCE**

Change Order #6: \$300,888.89

Change Order #7: \$333,422.27

Total Requested Board Approval: \$634,311.16

**ATTACHMENTS**

Change Order 6

Change Order 7

**ALTERNATIVE**

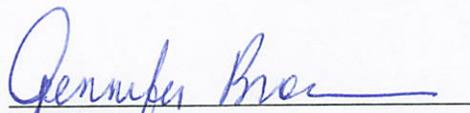
None

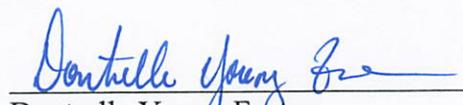
**RECOMMENDATION**

The President/CEO recommends the adoption of this Resolution.

**CERTIFICATION**

The requested action conforms with all legal, policy, and regulatory requirements.

  
\_\_\_\_\_  
Jennifer Brown  
Director of Real Estate Development

  
\_\_\_\_\_  
Dontrelle Young Foster  
President/CEO

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**

**RESOLUTION NO. 2026-12818**

**Resolution authorizing the approval of Change Orders for Loveman Village  
Daycare Renovation**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District hereby authorizes the President/CEO to execute Change Order No. 6 in the amount of \$300,888.89 and Change Order No. 7 in the amount of \$333,422.27, for a total amount of \$634,311.16, related to the Loveman Daycare Renovation Project, to address unforeseen building structural conditions and associated general conditions necessary for completion of the project.

Adopted this 19<sup>th</sup> day of March 2026

Attest:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Dontrelle Young Foster, Secretary

(Seal)

# **HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**

## **REQUEST FOR BOARD ACTION**

### **APPROVAL TO CLOSE SMITHFIELD COURT PHASE 1 CNI AND RAD/SECTION 18 TRANSACTION**

**March 19, 2026**

#### **INTRODUCTION**

The Board of Commissioners previously approved the submission of a Choice Neighborhood Implementation Grant application for the Smithfield Court public housing community, which includes the redevelopment of the site. HABD has been working with the City of Birmingham and our development partner, Integral/Rule, to close the first phase of the redevelopment: The Legacy at Graymont School. This first phase will transfer units off-site to the former JCCEO through a combination of the Rental Assistance Demonstration and Section 18 conversion tools. The Legacy at Graymont School will include both the rehabilitation of the former Graymont School and the construction of a new residential building for a total of 101 one-bedroom units designated for seniors. The Legacy at Graymont School includes the following subsidy mix: 80 replacement units (8 RAD PBV and 72 non-RAD PBV) and 21 unsubsidized low-income housing tax credit units.

#### **PURPOSE AND OBJECTIVE**

The purpose of this request is to obtain board approval of the revised housing plan and complete all necessary actions for the RAD/Section 18 and CNI transaction for phase 1 of the Smithfield Court redevelopment. HUD is reviewing the financial plans in preparation for the April 2026 closing. Approval from the HABD Board of Commissioners is required to execute closing documents.

#### **DESCRIPTION AND JUSTIFICATION**

Smithfield Court was built in 1938 as a public housing site with studios, 1, 2, and 3 bedrooms. Under a development agreement with Integral/Rule, HABD will replace 101 units under the RAD and CNI program as both substantial rehabilitation and new construction, financed with 4% Low-Income Housing Tax Credits and tax-exempt bonds. Following the financial closing, which is scheduled for April 2026, construction will begin and last approximately 18 months. The transaction consists of the following actions:

1. The new site, The Legacy at Graymont School property and improvements thereon, will be transferred to a new owner entity: Veranda at Graymont School, L.P.
2. MCHDC Graymont School, an affiliate of HABD, will serve as a member of the managing member in the ownership structure.
3. HABD is providing two subordinate loans: a \$5,153,509 loan of CNI funds loan and a \$7,500,000 capital funds loan.
4. Enterprise Housing Credit will provide low-income tax credit equity.

5. The existing public housing DOT will be partially released, and a RAD Use agreement will be recorded on the property to preserve affordability.
6. Section 18 disposition will be provided for 80 units, with 8 under the RAD conversion.
7. A RAD Housing Assistance Payments (HAP) contract will be executed for 80 RAD/Section 18 units for a period of 20 years.

## **POLICY IMPACT**

The closing action items are necessary to comply with the RAD/Section 18 conversion requirements. Funding will move from the public housing program to the HCV program.

## **ECONOMIC IMPACT/FUNDING SOURCE**

HABD will subsidize The Legacy at Graymont School with 80 project-based vouchers for the project, which are estimated to provide \$22 million over the initial 20-year HAP contract. The RAD vouchers will convert public housing funding to HCV funding. The non-RAD vouchers will provide new budget authority to HABD from HUD. HABD is due approximately \$1 million in developer fees, which are payable to MCHDC. Funds from this project, including repayment of the soft financing loan and the earned developer fee, will be used to support redevelopment of other public housing communities or in the CNI area.

## **ATTACHMENTS**

Loan Documents: Commitment Letters  
Schedule of Proposed Rents

## **ALTERNATIVE**

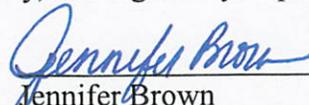
None

## **RECOMMENDATION**

The President/CEO recommends the approval to complete all requirements of the Section 18 disposition application documents to the RAD desk and Choice Neighborhoods office for the 80 units to be converted under the RAD/Section 18 Blend and CNI program.

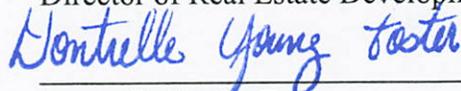
## **CERTIFICATION**

The requested action conforms to legal, policy, and regulatory requirements.



Jennifer Brown

Director of Real Estate Development



Dontrelle Young Foster

President/CEO

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**

**RESOLUTION NO. 2026 - 12822**

**RESOLUTION AUTHORIZING APPROVAL TO CLOSE THE SMITHFIELD COURT  
PHASE 1 CNI AND RAD/SECTION 18 BLEND TRANSACTION**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that this resolution is to approve all necessary actions to complete the closing of the CNI and RAD/SECTION 18 BLEND transaction for the Smithfield Court public housing community (Phase 1) and authorize the President/CEO to execute all necessary documents to complete the closing.

Adopted this 19th day of March 2026

Attest:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Dontrelle Young Foster, Secretary

(Seal)