



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

**February 5, 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 at **1:30 p.m. on Thursday, February 19, 2026**, 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, February 19, 2026**  
**1:30 p.m.**  
**Agenda**

- I. Call to Order**
- II. Roll Call**
- III. Adoption of Agenda**
- IV. Consent Agenda**
  - a. Approval of Minutes, Regular Meeting, January 22, 2026
  - b. President/CEO's Report
  - c. Presentation of Cumulative Low-Income Housing Finance Report for the Period Ended January 31, 2026
  - d. Resolution 2026 - 12813, Approval of Charge-Offs for Period Ended January 31, 2026
- V. Old Business**
- VI. New Business**
- VII. Housing Choice Voucher**
  1. Approval of the 2026 Voucher Payment Standards
  2. Approval of Revision to the Section 8 Utility Allowances

**VIII. Real Estate Development**

1. Approval of Award of Contracts for Project-Based Voucher (PBV) Program

**IX. Presentation(s) by Person(s) Desiring to Speak Before HABD Board of Commissioners**

**X. Executive Session**

**XI. Adjournment**

**MINUTES OF THE ANNUAL MEETING AND REGULAR MEETING OF THE  
COMMISSIONERS OF THE HOUSING AUTHORITY OF  
THE BIRMINGHAM DISTRICT  
HELD ON JANUARY 22, 2026**

The Commissioners of the Housing Authority of the Birmingham District met in an annual meeting and regular session at 1:30 p.m. on January 22, 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

**VIRTUAL:**

Alyshia Cook, Commissioner

**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  
Roger Malone, Public Safety Assistant  
Kelley Terry, Senior Policy and Planning Strategist  
Toraine Clausell, Director of IT Infrastructure & Operations  
Tyerra Henderson, General Counsel  
Kandice Beasley, Community  
Brittany Hill, Community  
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.

### **Election of Officers for Calendar Year 2026**

Chairwoman Thompson acknowledged the Election of Officers for the calendar year 2026. The floor was opened for nominations for the office of chairperson. Commissioner Barnes nominated DeJuana Thompson; no other nominations were made, and the floor was closed on DeJuana Thompson. Upon motion by Commissioner Barnes and seconded by Commissioner Hood, the Board unanimously voted to appoint DeJuana Thompson as Chairwoman for the calendar year 2026.

Next, the floor was opened for nominations for the office of vice chairperson. Commissioner Pantazis nominated Abra Barnes for the position. The floor was closed on Abra Barnes; no other nominations were made. Following a motion by Commissioner Pantazis, and seconded by Chairwoman Thompson, the Board unanimously voted in favor of Abra Barnes as vice-chairwoman for the calendar year 2026.

Chairwoman Thompson and Vice-Chairwoman Barnes thanked the board for the opportunity to serve for another year.

### **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 Commissioner Hood, the consent agenda was approved.

- a. The Regular Meeting Minutes of December 18, 2025, were approved.
- b. The President/CEO's Report was accepted.
- c. The Cumulative Low-Income Housing Finance Report for the Period Ending December 31, 2025, was approved.
- d. Resolution 2026 – 12810, 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 December 31, 2025, the following resident accounts, which were up to 30 days old or more and considered uncollectible.

Elyton Village, Ala. 1-1-----	\$12,481.00
Southtown Court, Ala.1-4R-----	0.00
Marks Village, Ala.1-6-----	19,278.17
Smithfield Court, Ala. 1-9-----	8,769.00
Tom Brown Village, Ala.1-10-----	10,080.00
Morrell Todd Homes, Ala.1-11-----	14,706.25
Collegeville Center, Ala.1-13-----	11,677.00
Harris Homes, Ala. 1-14-----	15,785.68
North Birmingham Homes, Ala.1-16-----	9,232.00

Cooper Green Homes, Ala.1-17-----	0.00
Kimbrough Homes, Ala.1-18-----	4,190.00
Benjamin Green Village, Ala.1-23-----	569.00
Roosevelt City, Ala. 1-30-----	0.00
Tuxedo I Ala 1-34 -----	0.00
Tuxedo II Ala 1-35-----	0.00
Mason City I Ala 1-40-----	0.00
Mason City III Ala 1-42-----	0.00
Freedom Manor Ala 1-21-----	0.00
<b>Total</b>	<b>\$106,768.10</b>

When called upon, the following voted as indicated:

<u>YEA</u>	<u>NAY</u>	<u>ABSTAINED</u>
Chairwoman Thompson		
Vice-Chairwoman Barnes		
Commissioner Pantazis		
Commissioner Hood		

Chairwoman Thompson indicated that said motion carried.

**Old Business**

There was no new business for discussion.

**New Business**

Mr. Williams was unavailable during the new business. Chairwoman Thompson stated that she would return to new business later in the agenda.

**Real Estate Development**

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

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 of three hundred vouchers in March 2025. The rolling solicitation will remain open until all vouchers have been awarded. Each awardee must meet the criteria for participation in the Project-Based Voucher program that aligns with HABD’s strategic goal of expanding affordable housing options and revitalizing specific neighborhoods.

The purpose of this request is to authorize the President/CEO to award 70 Project-Based Vouchers. This approval includes 1) executing an agreement to enter an HAP contract, 2) conducting final HQS inspections and environmental reviews, and 3) negotiating and executing the final HAP contract with the property owner.

The RFP was advertised in the Birmingham Times, on social media, and was available for download from the Housing Agency Marketplace. One hundred and three (103) individuals viewed the solicitation, and three (3) firms submitted proposals. The proposals were reviewed and evaluated, and a Best and Final was received. HABD recommends awarding 70 Project-Based Vouchers to Elmington Capital Group, the highest scoring respondent in round one. The vouchers will be assigned at the proposed Palisades Plats, a new construction on a 5.7-acre lot adjacent to the Palisades Shopping Mall. Upon motion by Commissioner Pantazis and seconded by Commissioner Hood, the following resolution was unanimously adopted.

**RESOLUTION NO. 12811**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to negotiate and enter a Housing Assistance Payment (HAP) contract with Elmington Capital Group for project-based vouchers.

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

**NAY**

**ABSTAINED**

Chairwoman Thompson indicated that said motion carried.

Next, President Foster asked if the Board would allow Ms. Brown to add an additional item for approval to the agenda.

Chairwoman Thompson then called for a motion to amend the agenda to add the Real Estate Development item for approval. Commissioner Hood moved to add item "Approval to Authorize Negotiation of the General Partnership Business Terms," and seconded by Vice-Chairwoman Barnes. The board voted unanimously to amend the agenda.

2. **Approval to Authorize Negotiations of the General Partnership Business Terms**

Chairwoman Thompson acknowledged the approval to authorize negotiations of the General Partnership Business Terms. Ms. Brown indicated that the Housing Authority of the Birmingham District (HABD) plans to acquire real estate primarily within the City of Birmingham and Jefferson County. This aligns with its commitment to the Thrive 2035 plan,

a roadmap for redeveloping approximately 4,000 public housing units into mixed-use affordable communities.

The purpose of this request is to authorize the President/CEO to negotiate with the Hall Group and execute an agreement for the participation of HABD and the Magic City Housing Development Corporation (MCHDC) in the redevelopment of Hunter Ridge Apartments (phases 1 and 2). The agreement will include terms for ownership in the form of control of the General Partner of the development, which will occur no later than the stabilization of the property and the release of the developer from all financial guarantees. HABD plans to award up to 320 project-based vouchers for the development, contingent upon meeting all HUD requirements.

The Hall Group financed the property using low-income housing tax credits and tax-exempt bonds. The owner is now seeking to renovate the property through the sale of the property, the formation of new limited partners, and the financing of a new affiliate to serve as the general partner. MCHDC will take over this role once certain milestones are reached, projected to occur approximately three years after construction is completed.

HABD will negotiate the terms of the acquisition, including costs, outstanding fees, and rights. To represent our interests and assist in negotiations with the Hall Group, HABD has engaged attorneys from Reno and Cavanagh. After a brief discussion, upon motion by Commissioner Pantazis, seconded by Commissioner Hood, the following resolution was unanimously adopted.

**RESOLUTION NO.12812**

WHEREAS, the Housing Authority of the Birmingham District is engaged in an initiative to improve, develop, or replace several public housing properties, namely Collegeville Center and Marks Village,

WHEREAS HABD seeks to develop a portion of the public housing units off-site through a transfer of assistance, and subsidize those units with project-based vouchers, now, therefore, be it,

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to negotiate terms and execute an agreement outlining the participation of HABD in the ownership of Hunter Ridge Apartments with the Hall Group LLC, 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 award 320 project-based vouchers to the Hall Group LLC, or its affiliate, to support the rehabilitation and operation of Hunter Ridge apartments, which will serve as replacement housing for HABD properties.

When called upon, the following voted as indicated:

YEA

Chairwoman Thompson  
 Vice-Chairwoman Barnes  
 Commissioner Pantazis  
 Commissioner Hood

NAYABSTAINED

Chairwoman Thompson indicated that said motion carried.

**New Business**

Next, Chairwoman Thompson acknowledged new business and called upon Mr. Larry Williams, Chief Housing Programs Officer. Mr. Williams apologized for his earlier absence during new business. He indicated that inspections were being conducted at each property; to date, inspections have been completed in Collegeville, and a work plan has been established to address any discrepancies found in the units. Marks Village is next on the list, and the inspection will be completed by the end of the week. Mr. Williams noted that inspections were moved up earlier this year to ensure thorough oversight and that they are now being conducted by an independent contractor.

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

Chairwoman Thompson acknowledged the presentations of persons desiring to speak before the Board and called on Ms. Kandice Beasley. Ms. Beasley stated that while she did not live in public housing, she wished to speak on behalf of Ms. Yamika Foy, the Property Manager at Collegeville. Ms. Beasley made brief remarks and mentioned that some comments were going around on social media. She wanted to express her disagreement with the comments posted on social media regarding Ms. Foy. She urged management to give Ms. Foy a fair opportunity as a manager, emphasizing that Ms. Foy is still learning and deserves a chance to prove herself.

Next, Chairwoman Thompson called on Brittany Hill, a former resident of Collegeville. Ms. Hill mentioned that she had posted the comments on social media regarding Ms. Foy. She expressed her frustration, stating that she had been requesting assistance with a pest infestation in her home for over a year, but nothing had been done. Ms. Hill emphasized that the issue should have been addressed before she reached out to the news. Several residents had contacted her, claiming they were being bullied by the management staff for speaking up. She concluded by stating that Ms. Foy should not be given a chance due to the unfair manner in which she handled this situation.

Chairwoman Thompson thanked the speakers for their remarks and noted that a follow-up will be conducted regarding this matter.

Finally, Chairwoman Thompson acknowledged Mr. Luke Kelley, who was attending via Zoom. Mr. Kelley mentioned that he has been trying to reach someone in the Section 8 department but has been unsuccessful. Chairwoman Thompson assured Mr. Kelley that the appropriate staff would contact him regarding his Section 8 issue.

**Executive Session**

Chairwoman Thompson acknowledged the executive session to discuss potential litigation and a personnel matter. Attorney Henderson indicated that the subject matter was appropriate for an executive session under Alabama Code 36-25A-7A-1. Upon motion by Commissioner Pantazis, seconded by Vice-Chairwoman Barnes, the Board went into executive session for approximately 40 minutes.

When called upon, the following voted as indicated:

<u>YEA</u>	<u>NAY</u>	<u>ABSTAINED</u>
Chairwoman Thompson		
Vice-Chairwoman Barnes		
Commissioner Pantazis		
Commissioner Hood		

Chairwoman Thompson indicated that said motion carried.

After the executive session, Chairwoman Thompson called the meeting back to order.

When called upon, the following voted as indicated:

<u>YEA</u>	<u>NAY</u>	<u>ABSTAINED</u>
Chairwoman Thompson		
Vice-Chairwoman Barnes		
Commissioner Pantazis		
Commissioner Hood		

Chairwoman Thompson indicated that said motion carried.

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

**February 19, 2026**

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

1. On Tuesday, February 3, 2026, members of HABD's executive team met with District 5 Council member Darrell O'Quinn to discuss the agency's operational sites in his district. The agenda focused on project status, progress, and future plans. This meeting highlights our commitment to transparency and collaboration with city officials, which is crucial for aligning initiatives with the City of Birmingham's vision and securing resources. Council member O'Quinn offered insights on District 5 resident priorities, ensuring HABD's planning meets the community's evolving needs.
2. We continue to prioritize resident engagement through dialogues with partners like Woodlawn United to better understand community needs. We furthered this commitment through the Choice Neighborhood Planning Grant Workshops on Tuesday, February 10, 2026. These workshops created meaningful discussions on critical neighborhood needs. We actively sought input from residents and stakeholders for the development of the Kingston-Woodlawn Transformation Plan, in partnership with Woodlawn United. This collaborative approach was vital for the agency's progress and for achieving the goals of the Thrive 2035 plan.
3. Wednesday, February 11, 2026, and Thursday, February 12, 2026., HABD, in collaboration with the Bessemer and Fairfield Housing Authorities, hosted a regional Resident Leadership Training session. The program aimed to strengthen resident leadership, governance, and council effectiveness in line with HUD expectations. The curriculum will cover Council Governance and Compliance, Fiscal Responsibility, and Effective Operations and Engagement. This is a key part of HABD's strategy to build an informed, resident leadership network.
4. We achieved a 98% occupancy rate for Public Housing, and we remain focused on our goal of reaching 100%.
5. The Office of Constituent Concerns (OCC) received a total of fourteen (14) concerns for January 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, Director of Finance/CPA

**Date:** Monay, February 3, 2026

**Department** Finance and Accounting

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

**Board Agenda Item(s):**

1. Monthly Financial Report
2. Charge-Offs for the Month of January
3. Contract Register

**Board of Commissioners' Committee Meeting Date/Time:** Monday, February 9, 2026 at 11:00 a.m.

**Approved by:** \_\_\_\_\_ / \_\_\_\_\_

Dontrelle Young Foster  
President/CEO/Contracting Officer

2/6/2026  
Date

**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 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, 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 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:** Vice-Chairwoman Barnes

Date: 2/9/26

**HABD Board Committee Member:** Commissioner Pantazis

Date: 2/9/26

**HABD Staff Member:** Melanie Baker, CFO

Date: 2/9/26



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

February 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 January 31, 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	\$10,892.08
Southtown	ALA 1-4	\$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	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 Greene/Roosevelt	ALA 1-23/30	\$109.00
Tuxedo I	ALA 1-34	\$14,424.00
Tuxedo II	ALA 1-35	\$13,682.00
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	\$69,150.58

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:** Tuesday, February 3, 2026

**Department** Housing Choice Voucher Program

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

**Board Agenda Item(s):**

1. Approval of the 2026 Voucher Payment Standards
2. Approval to Revise the Section 8 Utility Allowances

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

**Approved by:** \_\_\_\_\_

  
Dontrelle Young Foster  
President/CEO/Contracting Officer

\_\_\_\_\_  
Date

2/6/2026

**Duration of Presentation:** 10 Minutes

**Board Agenda Topic (Narrative):** N/A

**\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: 2/9/2026

**HABD Board Committee Member:** Commissioner Cook

Date: 2/9/2026

**HABD Staff Member:**

Larry Williams

Date: 2/9/2026

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**  
**REQUEST FOR BOARD ACTION**  
**APPROVAL OF THE 2026 VOUCHER PAYMENT STANDARDS**

**February 19, 2026**

**INTRODUCTION**

Section 8 of the United States Housing Act of 1937 requires the Secretary of the Department of Housing and Urban Development to publish Small Area Fair Market Rents (SAFMRs) annually to be effective October 1st of each year. Fair Market Rents are used for administering the Section 8 Housing Choice Voucher and Moderate Rehabilitation Programs and for establishing Payment Standards for the Voucher Program.

**PURPOSE AND OBJECTIVE**

The purpose of this request is to obtain approval to establish a revised Section 8 Housing Choice Voucher Payment Standard schedule that reflects 110% of the current Small Area Fair Market Rents (SAFMRs) for qualified units on the program. HABD is required to maintain a payment standard schedule for the Section 8 Housing Choice Voucher Program.

Payment Standards establish the maximum monthly subsidy payment permitted for varying unit sizes under the program. HUD allows Payment Standard amounts at any level between 90% and 110% of the published SAFMRs, and HUD approval is not required to establish Payment Standard amounts within that range (“basic range”). Under the Section 8 Housing Choice Voucher Program, Payment Standards establish the maximum rental subsidy permitted for participants in the program.

This change will only apply to tenant-based vouchers; property-based vouchers will not be affected.

**DESCRIPTION AND JUSTIFICATION**

The United States Housing Act of 1937 authorizes housing assistance to low-income families to rent decent, safe and sanitary housing. Housing Assistance Payments (HAP) are limited by Small Area Fair Market Rents established by the Department of Housing and Urban Development for different market areas. HUD publishes SAFMRs annually, and HABD must adopt payment standards that remain within the approved range.

**POLICY IMPACT**

This action is consistent with HABD policy and complies with federal regulation.

## **ECONOMIC IMPACT/FUNDING SOURCE**

The change in the Payment Standard schedule is based on HUD FY2026 SAFMR Documentation System. SAFMR is used to maintain and expand housing opportunities for Section 8 Voucher Program residents and will require no additional funding source.

HABD management must carefully monitor the expenses of the Housing Choice Voucher Program to effectively utilize resources. As the HUD published Small Area Fair Market Rents (SAFMRs) reflect decreases in subsidy in most bedroom sizes, the economic impact is contingent upon program utilization, family composition, and participant income.

## **ATTACHMENT**

2026 Payment Standard Schedule

## **ALTERNATIVES**

There are none considered to affect compliance with HUD regulatory standards.

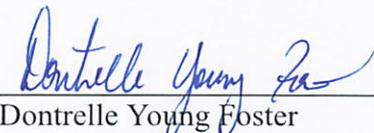
## **RECOMMENDATION**

The President/CEO recommends adoption of this Resolution.

## **CERTIFICATION**

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

  
\_\_\_\_\_  
Larry Williams  
Chief Housing/Programs Officer

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

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**

**RESOLUTION NO. 2026-12814**

**Resolution approving the 2026 Voucher Payment Standards**

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.

Adopted this 19<sup>th</sup> day of February 2026.

Attest:

\_\_\_\_\_  
Chairperson

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

(Seal)



**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**

**2026 Tenant-Based Voucher Payment Standards  
Effective January 1, 2026**

(Tenant-Based Voucher Payment Standards are based on HUD’s FY 2026 Small Area Fair Market Rents)

(\* Subject to change based on program funding)

ZIP Code	0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR
35005	\$1,034	\$1,166	\$1,276	\$1,595	\$1,815	\$2,086	\$2,359	\$2,631	\$2,904
35006	\$891	\$990	\$1,122	\$1,408	\$1,573	\$1,808	\$2,044	\$2,280	\$2,516
35020	\$924	\$1,045	\$1,144	\$1,430	\$1,628	\$1,872	\$2,116	\$2,360	\$2,604
35021	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35022	\$968	\$1,089	\$1,199	\$1,496	\$1,705	\$1,960	\$2,216	\$2,471	\$2,728
35023	\$1,166	\$1,320	\$1,441	\$1,804	\$2,046	\$2,352	\$2,659	\$2,966	\$3,273
35036	\$990	\$1,122	\$1,232	\$1,540	\$1,749	\$2,010	\$2,273	\$2,535	\$2,798
35048	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35060	\$990	\$1,111	\$1,221	\$1,540	\$1,749	\$2,010	\$2,273	\$2,535	\$2,798
35061	\$1,221	\$1,375	\$1,507	\$1,881	\$2,145	\$2,466	\$2,788	\$3,109	\$3,432
35062	\$891	\$990	\$1,122	\$1,408	\$1,573	\$1,808	\$2,044	\$2,280	\$2,516
35063	\$891	\$990	\$1,122	\$1,529	\$1,815	\$2,086	\$2,359	\$2,631	\$2,904
35064	\$1,067	\$1,199	\$1,320	\$1,650	\$1,881	\$2,162	\$2,445	\$2,726	\$3,009
35068	\$1,133	\$1,287	\$1,408	\$1,760	\$2,002	\$2,302	\$2,602	\$2,902	\$3,203
35071	\$1,144	\$1,298	\$1,419	\$1,771	\$2,024	\$2,327	\$2,631	\$2,934	\$3,238
35073	\$979	\$1,100	\$1,210	\$1,518	\$1,727	\$1,985	\$2,245	\$2,503	\$2,763
35079	\$902	\$1,012	\$1,122	\$1,408	\$1,584	\$1,821	\$2,059	\$2,296	\$2,534
35091	\$935	\$1,056	\$1,155	\$1,452	\$1,650	\$1,897	\$2,145	\$2,392	\$2,640
35094	\$968	\$1,089	\$1,199	\$1,496	\$1,705	\$1,960	\$2,216	\$2,471	\$2,728
35111	\$1,078	\$1,144	\$1,320	\$1,661	\$1,804	\$2,074	\$2,345	\$2,615	\$2,886
35116	\$979	\$1,100	\$1,210	\$1,518	\$1,727	\$1,985	\$2,245	\$2,503	\$2,763
35117	\$1,034	\$1,166	\$1,276	\$1,595	\$1,815	\$2,086	\$2,359	\$2,631	\$2,904
35118	\$957	\$1,078	\$1,177	\$1,474	\$1,672	\$1,922	\$2,173	\$2,424	\$2,675
35119	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35126	\$1,177	\$1,320	\$1,452	\$1,815	\$2,068	\$2,378	\$2,688	\$2,998	\$3,308
35127	\$1,243	\$1,408	\$1,540	\$1,925	\$2,189	\$2,516	\$2,845	\$3,173	\$3,502
35130	\$891	\$990	\$1,122	\$1,408	\$1,639	\$1,884	\$2,130	\$2,376	\$2,622

ZIP Code	0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR
35139	No SAFMR-Based Payment Standard for this ZIP Code in FY 2026								
35146	\$891	\$990	\$1,122	\$1,408	\$1,573	\$1,808	\$2,044	\$2,280	\$2,516
35148	\$891	\$990	\$1,122	\$1,529	\$1,837	\$2,112	\$2,388	\$2,663	\$2,939
35172	\$891	\$990	\$1,122	\$1,408	\$1,573	\$1,808	\$2,044	\$2,280	\$2,516
35173	\$1,320	\$1,496	\$1,639	\$2,046	\$2,332	\$2,681	\$3,031	\$3,381	\$3,731
35180	\$891	\$990	\$1,122	\$1,408	\$1,573	\$1,808	\$2,044	\$2,280	\$2,516
35181	\$1,034	\$1,166	\$1,276	\$1,595	\$1,815	\$2,086	\$2,359	\$2,631	\$2,904
35201	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35202	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35203	\$902	\$1,023	\$1,122	\$1,408	\$1,595	\$1,833	\$2,073	\$2,312	\$2,552
35204	\$891	\$990	\$1,122	\$1,408	\$1,573	\$1,808	\$2,044	\$2,280	\$2,516
35205	\$1,243	\$1,408	\$1,540	\$1,925	\$2,189	\$2,516	\$2,845	\$3,173	\$3,502
35206	\$1,023	\$1,155	\$1,265	\$1,584	\$1,804	\$2,074	\$2,345	\$2,615	\$2,886
35207	\$891	\$990	\$1,122	\$1,408	\$1,573	\$1,808	\$2,044	\$2,280	\$2,516
35208	\$957	\$1,078	\$1,177	\$1,474	\$1,672	\$1,922	\$2,173	\$2,424	\$2,675
35209	\$1,408	\$1,584	\$1,738	\$2,178	\$2,475	\$2,845	\$3,217	\$3,588	\$3,960
35210	\$1,089	\$1,232	\$1,353	\$1,694	\$1,925	\$2,213	\$2,502	\$2,790	\$3,080
35211	\$1,023	\$1,155	\$1,265	\$1,584	\$1,804	\$2,074	\$2,345	\$2,615	\$2,886
35212	\$891	\$990	\$1,122	\$1,408	\$1,573	\$1,808	\$2,044	\$2,280	\$2,516
35213	\$1,694	\$1,903	\$2,090	\$2,618	\$2,970	\$3,415	\$3,861	\$4,306	\$4,752
35214	\$979	\$1,100	\$1,210	\$1,518	\$1,727	\$1,985	\$2,245	\$2,503	\$2,763
35215	\$1,103	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35216	\$1,419	\$1,595	\$1,749	\$2,189	\$2,486	\$2,858	\$3,231	\$3,604	\$3,977
35217	\$924	\$1,045	\$1,144	\$1,430	\$1,628	\$1,872	\$2,116	\$2,360	\$2,604
35218	\$913	\$1,034	\$1,133	\$1,419	\$1,617	\$1,859	\$2,102	\$2,344	\$2,587
35219	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35220	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35221	\$1,001	\$1,122	\$1,232	\$1,540	\$1,749	\$2,010	\$2,273	\$2,535	\$2,798
35222	\$1,045	\$1,177	\$1,287	\$1,606	\$1,826	\$2,099	\$2,373	\$2,647	\$2,921
35223	\$1,694	\$1,903	\$2,090	\$2,618	\$2,970	\$3,415	\$3,861	\$4,306	\$4,752
35224	\$990	\$1,111	\$1,221	\$1,529	\$1,738	\$1,998	\$2,259	\$2,520	\$2,780
35226	\$1,441	\$1,628	\$1,782	\$2,233	\$2,530	\$2,909	\$3,289	\$3,668	\$4,048
35228	\$1,023	\$1,155	\$1,265	\$1,584	\$1,804	\$2,074	\$2,345	\$2,615	\$2,886
35229	\$1,408	\$1,584	\$1,738	\$2,178	\$2,475	\$2,845	\$3,217	\$3,588	\$3,960
35231	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35232	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35233	\$1,540	\$1,738	\$1,903	\$2,376	\$2,706	\$3,111	\$3,517	\$3,923	\$4,329
35234	\$891	\$990	\$1,122	\$1,408	\$1,573	\$1,808	\$2,044	\$2,280	\$2,516
35235	\$1,210	\$1,364	\$1,496	\$1,870	\$2,123	\$2,440	\$2,759	\$3,077	\$3,396
35236	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35242	\$1,595	\$1,804	\$1,980	\$2,475	\$2,816	\$3,238	\$3,660	\$4,083	\$4,505
35243	\$1,507	\$1,694	\$1,859	\$2,321	\$2,640	\$3,036	\$3,432	\$3,828	\$4,224
35244	\$1,386	\$1,562	\$1,716	\$2,145	\$2,442	\$2,808	\$3,174	\$3,540	\$3,907
35249	\$1,540	\$1,738	\$1,903	\$2,376	\$2,706	\$3,111	\$3,517	\$3,923	\$4,329
35253	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35254	\$891	\$990	\$1,122	\$1,408	\$1,573	\$1,808	\$2,044	\$2,280	\$2,516
35255	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35259	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35260	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35261	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35266	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35285	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35293	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35294	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35295	\$1,122	\$1,265	\$1,386	\$1,738	\$1,969	\$2,263	\$2,559	\$2,854	\$3,150
35444	\$1,091	\$1,133	\$1,355	\$1,727	\$1,804	\$2,074	\$2,345	\$2,615	\$2,886



**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**

**2026 Project-Based Voucher Payment Standards  
Effective January 1, 2026**

**(PBV Payment Standards are based on HUD's FY 2026 Fair Market Rents)**

**(\* Subject to change based on program funding)**

	SRO	Efficiency	One- Bedroom	Two- Bedroom	Three- Bedroom	Four- Bedroom	Five- Bedroom	Six- Bedroom	Seven- Bedroom	Eight- Bedroom
FY 2026 FMR	\$ 768	\$ 1,024	\$ 1,155	\$ 1,266	\$ 1,583	\$ 1,801	\$ 2,071	\$ 2,341	\$ 2,611	\$ 2,881
120% of FY 2026 FMR - PBV Program	\$ 1,927	\$ 2,570	\$ 2,862	\$ 3,494	\$ 4,468	\$ 5,295	\$ 6,089	\$ 6,883	\$ 7,677	\$ 8,472

Payment Standards are used to calculate the maximum amount of Housing Assistance Payments the Housing Authority is authorized to pay for the family. Payment Standards do not determine the amount of rent to the owner.

The amount of rent an owner can receive is determined by bedroom size, voucher size, tenant-paid utilities and comparable rents being charged for similar units in the area of the subject property. The Housing Authority will also apply HUD's Rent Reasonableness requirements for the Housing Choice Voucher Program.

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**

**REQUEST FOR BOARD ACTION**

**APPROVAL TO REVISE THE SECTION 8 UTILITY ALLOWANCES**

**February 19, 2026**

**INTRODUCTION**

The HABD Section 8 Utility Allowances have been revised in accordance with Federal Regulations. 24 CFR 982.517 states that a Public Housing Authority (PHA) must review its schedule of utility allowances each year and must revise its allowance for a utility category if there has been a change of 10 % or more in the utility rate since the last time the utility allowance schedule was revised.

**PURPOSE AND OBJECTIVE**

This action will implement the revisions to the Housing Authority of the Birmingham District's Section 8 Utility Allowance payments for tenant-purchased utilities in compliance with federal regulations.

This change will only apply to tenant-based vouchers; property-based vouchers will not be affected.

**DESCRIPTION AND JUSTIFICATION**

Since the last utility allowance update in January of 2025, there have been changes in utility allowances as follows:

<b>Utility</b>	<b>Changes in Allowances</b>
Propane (LP) Gas	+6%
Spire Energy -Ala Gas Co	0%
Trussville Gas	+16%
Alabama Power Electric	+1%
Bessemer Utilities Electric	+5%
Tarrant Electric	+9%
Birmingham Water Works	+5%
Bessemer Water	+3%
Jefferson County Sewer	+4%
Jefferson County Garbage	-10%
Centerpoint Garbage	+6%

There was a 10% or more change in two (2) categories. Since there has been a change of 10% or more, HUD regulations require an update to at least those categories at this time.

**POLICY IMPACT**

This action is consistent with HABD policy and complies with federal regulation.

**ECONOMIC IMPACT/FUNDING SOURCE**

The proposed revision will have an economic impact on the conventional operating budget to the extent that in the case where the rates are higher or lower than in previous years.

**ATTACHMENT**

2026 Revised Utility Allowance Schedules per Unit Type

**ALTERNATIVES**

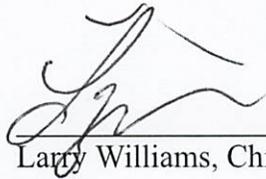
There are no alternatives if we are to comply with program regulations.

**RECOMMENDATION**

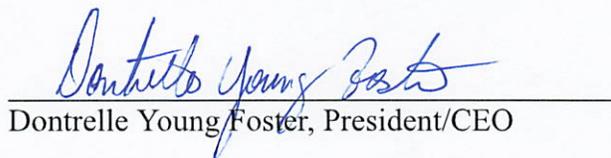
The President/CEO recommends adoption of this resolution.

**CERTIFICATION**

The required action is in conformance with all legal, policy or regulatory requirements.



\_\_\_\_\_  
Larry Williams, Chief Housing/Programs Officer



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

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**

**RESOLUTION NO. 2026-12815**

**Resolution Approving the Revision of the Section 8 Utility Allowance Schedule, 2026**

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.

Adopted this 19<sup>th</sup> day of February 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: Monday, February 9, 2026

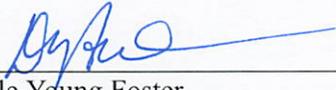
**Department:** Real Estate Development

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

**Board Agenda Item(s):**

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

**Board of Commissioners' Committee Meeting Date/Time:** Monday, February 9, 2026, at 1:00 p.m.

Approved by:  / 2/6/2026  
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: 2/9/26

**HABD Board Committee Member:** Vice Chairwoman Barnes Date: 2/9/26

**HABD Staff Member:** Jennifer Brown Date: 2/9/26

# **HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**

## **REQUEST FOR BOARD ACTION**

### **Approval of Award of Contracts for Project-Based Vouchers**

**February 19, 2026**

#### **INTRODUCTION**

HABD released Request for Proposals No. P25020 in order to award up to three hundred project-based vouchers (PBVs) on March 27, 2025. The second round of solicitation closed September 29, 2025, and HABD will reopen this solicitation for future rounds until all vouchers related to this process have been awarded. Previously, the HABD Board of Commissioners authorized the award of seventy (70) of the three hundred (300) vouchers. HABD now presents a request for Board action to award PBVs under the second round of the solicitation. All solicitations were reviewed and scored according to the solicitation criteria, and each respondent will be notified in writing of the decision made on their proposal. The notice categories include 1) Awarded, 2) Not Awarded, or 3) More Information is Required to make a Decision. Each awardee must meet the criteria for participation in the PBV program, which aligns with our strategic goal to expand affordable housing options and revitalize specific neighborhoods.

#### **PURPOSE AND OBJECTIVE**

The purpose of this request is to authorize the President and CEO to award 37 Project-Based Vouchers to two respondents: Navigate Affordable Housing Partners and CR Endeavors. This approval will include: 1) executing an Agreement to Enter into Housing Assistance Payments Contract (AHAP), 2) conducting final HQS inspections on the constructed properties, and 3) executing the final Housing Assistance Payments (HAP) Contract with the property owners.

#### **DESCRIPTION AND JUSTIFICATION**

The PBV program is an allowed use of HCV funding that permits HABD to attach assistance to specific units rather than to families to support preservation, new construction, or rehabilitation of affordable housing. PBVs can improve housing stability by ensuring long-term affordability in targeted multifamily developments that serve special-needs populations or extremely low-income households that face difficulties leasing in the tenant-based market. This action is consistent with and advances goals in HABD's Strategic Plan.

The solicitation was advertised in the Birmingham Times, national public housing associations, social media, and was available for download from the Housing Agency Marketplace. There were one hundred and seven (107) viewers to the solicitation, and two (2) proposals were received in the second round of responses. An evaluation committee reviewed and scored all responses, then conducted Best and Final interviews with each respondent.

HABD recommends awarding 18 Project-Based Vouchers to Navigate Affordable Housing Partners and 19 vouchers to CR Endeavors. Navigate Affordable Housing Partners will use the 18 vouchers at a new construction senior community located in the North Titusville footprint on a lot they own on the 100 block of 5th Ave SW. The homes are walk-up style duplex SIP (Structural Insulated Panel) homes. This senior development will not impact local schools. CR Endeavors will use the 19 vouchers for a 75 unit new construction project located in the Druid Hills neighborhood near 15th Ave. N and Carraway Blvd. This will be a family development with one, two, and three-bedroom units in a walk-up garden-style multifamily building. The schools located nearby are Norwood Elementary, Hudson K-8 School, and Carver High School.

### **POLICY IMPACT**

None.

### **ECONOMIC IMPACT/FUNDING SOURCE**

HABD has multiple options for the award of PBVs under the Annual Contributions Contract (ACC) with HUD. Although a specific allocation has not been made at this time, some options include Replacement Vouchers, VASH Vouchers, and Transfer of Assistance. The selection will be made before the voucher contract execution.

### **ATTACHMENTS**

REF No. P25020, Bid Tabulation, RFP viewers, and Project Summary Sheet.

### **ALTERNATIVE**

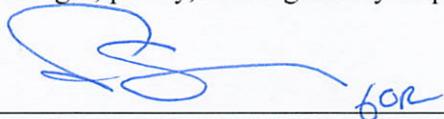
No alternatives are available.

### **RECOMMENDATION**

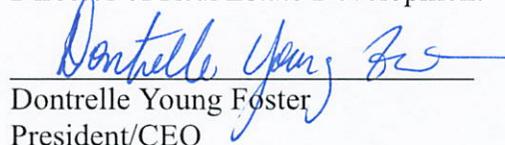
The President/CEO recommends adoption of this Resolution.

### **CERTIFICATION**

The requested action is in conformance 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 – 12816**

**Resolution Authorizing the President/CEO to Negotiate and Enter into a Contract for Project-Based Vouchers**

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.

Adopted this 19th day of February 2026.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary

(Seal)

**Vendors Who Have Downloaded Solicitation #: RFP P25020 - Project-Based Voucher Program (Rolling)**

Total # of companies: 103  
Total # of individuals: 107

Do you wish the prospective proposers to see this list? NO

Note: Date/Time Viewed and Submission Status will NOT be shown to vendors.

Currently prospective proposers CANNOT see this list.

[Click here for Submission Status definitions](#)

<u>Company</u>	<u>Date/Time Downloaded</u>	<u>Contact Name</u>	<u>Phone</u>	<u>City, State</u>	<u>MWBE Status</u>	<u>Submission Status</u>
<a href="#">411 Residential LLC</a>	05/29/2025 12:13 PM CDT	Jennifer Moore	404-990-8819	Baton Rouge, LA	Woman-owned Business Enterprise	
<a href="#">AdaCo Construction LLC</a>	06/19/2025 09:33 PM CDT	Adam Hafez	706-765-7780	Atlanta, GA		
<a href="#">ADR Office of L.Marie Chaney</a>	07/07/2025 01:10 PM CDT	Latrice Chaney	205-704-1145	Birmingham, AL		
<a href="#">All Housings Consultant LLC</a>	05/12/2025 12:15 PM CDT	Delta Hofmeister	954-592-2651	Deerfield, FL	Woman-owned Business Enterprise	
<a href="#">Alliance Technologies, LLC</a>	04/07/2025 01:45 PM CDT	Emily Foley		Sumner, WA	Asian Pacific-American Business Enterprise	
<a href="#">AMAC Construction &amp; Development</a>	04/02/2025 01:43 PM CDT	Matthew Brownlee	205-965-9732	Midfield, AL	African-American Business Enterprise	
<a href="#">AMS Consulting &amp; Services LLC</a>	08/07/2025 01:54 PM CDT	April Smith	938-930-4466 Ext. 403	Birmingham, AL	Woman-owned Business Enterprise African-American Business Enterprise	
<a href="#">APLLET LLC</a>	04/06/2025 04:22 PM CDT	Rajendraprasad Jaradoddi	201-203-0001	Iselin, NJ	Asian Indian-American Business Enterprise	
<a href="#">Archer Greenwood Companies, LLC</a>	08/03/2025 07:05 PM CDT	Riley Berge		Fulton, MD		
<a href="#">Baker Tilly Advisory Group, LP</a>	03/31/2025 01:10 PM CDT	Spencer Skinner	608-249-6622	Chicago, IL		
<a href="#">Baker Tilly Advisory Group, LP</a>	03/31/2025 09:24 AM CDT	Kaylin Nuss	414-777-5565	Chicago, IL		
<a href="#">BDG Architects</a>	07/21/2025 11:10 AM CDT	Sarah Wagner	813-323-9233	Tampa, FL		
<a href="#">Bedrock Real Estate Investors</a>	05/22/2025 10:01 AM CDT	Sonya Rocvil	212-796-0456	New York, NY	Woman-owned Business Enterprise African-American Business Enterprise	
<a href="#">Bell Comfort Control</a>	06/15/2025 03:31 PM CDT	Jacob Bell	205-493-0090	Bessemer, AL	African-American Business Enterprise	
<a href="#">Bent Pine Construction Co</a>	07/24/2025 03:09 PM CDT	Kelli Payne	912-576-5825	Saint Marys, GA		
<a href="#">Biitech</a>	09/23/2025 11:39 PM CDT	Dosis Feludu	240-618-9748	Germantown, MD	African-American Business Enterprise	
<a href="#">Birchtree Companies</a>	07/21/2025 06:50 AM CDT	Carlen Williams	256-529-5133	Huntsville, AL	Woman-owned Business Enterprise	Will Submit

<a href="#">BLOC Global Group</a>	03/31/2025 07:35 AM CDT	Benny Spears	205-328-4435 Ext. 111	Birmingham, AL	African- American Business Enterprise	
<a href="#">Boulevard Group Inc</a>	04/25/2025 05:14 PM CDT	James Brooks	404-787-0431	Atlanta, GA	African- American Business Enterprise	
<a href="#">Brian K. Nix</a>	05/22/2025 08:34 PM CDT	Chrystyne Nix	205-330-2903	Northport, AL		
<a href="#">Buildings, Structures, Models, and Investments LLC</a>	03/31/2025 04:25 PM CDT	Tiquina Hines	256-898-0990	Huntsville, AL	Woman- owned Business Enterprise African- American Business Enterprise	
<a href="#">C P Construction LLC</a>	09/22/2025 06:23 PM CDT	Barbara Williams	205-515-0866	Birmingham, AL	African- American Business Enterprise	
<a href="#">C. Michael Consulting Group LLC</a>	04/01/2025 02:34 PM CDT	Carl M Edwards	205-283-9699	Savannah, AL	African- American Business Enterprise	
<a href="#">Centurion Residential</a>	06/21/2025 07:46 AM CDT	Latoya Williams	703-783-6158	Fredericksburg, VA	Woman- owned Business Enterprise African- American Business Enterprise	
<a href="#">Chani Collective LLC</a>	05/01/2025 06:44 AM CDT	Sreeparna Roy	307-317-3131	Sheridan, WY 82801, WY	Asian Indian- American Business Enterprise	
<a href="#">COGENT Infotech Corporation</a>	03/28/2025 12:56 PM CDT	Justin Acord	412-889-7700	Pittsburgh, PA	Asian Indian- American Business Enterprise	
<a href="#">Compliance One Consulting, LLC</a>	04/26/2025 08:00 PM CDT	Georgia Collier-bolling	601-347-8195	Picayune, MS	Woman- owned Business Enterprise African- American Business Enterprise	
<a href="#">Comprehensive Housing Solutions LLC</a>	04/30/2025 05:50 PM CDT	Lashanna Bruce	501-722-5116	Little Rock, AR	Woman- owned Business Enterprise African- American Business Enterprise	
<a href="#">ConstructConnect</a>	04/25/2025 06:11 PM CDT	Kevin Gillman	800-364-2059 Ext. 8245	Cincinnati, OH		N/A
<a href="#">ConstructConnect</a>	03/28/2025 01:26 PM CDT	Ryan Cahill	800-364-2059 Ext. 7091	Cincinnati, OH		N/A
<a href="#">CR Endeavors</a>	09/18/2025 01:25 PM CDT	Brian Wolfe	205-503-4435	Birmingham, AL		
<a href="#">Darby Enterprise Global Solutions</a>	08/05/2025 08:35 PM CDT	Lava Darby	205-222-5893	Vestavia Hills, AL	Woman- owned Business Enterprise African- American Business Enterprise	
<a href="#">Delttek</a>	03/28/2025 03:57 PM CDT	Source Management	206-373-9500	Herndon, VA		

	11:55 PM CDT		EXL. 46			
<a href="#">Direct Movers Global</a>	05/01/2025 11:52 AM CDT	Chastady Perry	205-490-0729	Birmingham, AL	African-American Business Enterprise	
<a href="#">DLN LLC</a>	09/18/2025 07:22 AM CDT	Antoine Williams	205-920-0375	Fultondale, AL	African-American Business Enterprise	
<a href="#">Dodge Data and Analytics</a>	03/28/2025 01:16 AM CDT	Jaya Mobius		Grand Prairie, TX		N/A
<a href="#">Dodge Data and Analytics</a>	03/28/2025 06:37 AM CDT	Brandi Flanagan	817-527-8232	Grand Prairie, TX		N/A
<a href="#">Elegant Enterprise-Wide Solutions, Inc.</a>	07/10/2025 01:06 AM CDT	Priyanka Arora	703-609-0215	Aldie, VA	Asian Indian-American Business Enterprise	
<a href="#">Elmington Affordable</a>	04/10/2025 11:28 AM CDT	Rochelle Kelley	615-982-6492	Nashville, TN		
<a href="#">Elmington Capital Group</a>	04/25/2025 12:19 PM CDT	Reed Ellis	601-291-4119	Nashville, TN		
<a href="#">EmereDane LLC.</a>	08/07/2025 01:09 PM CDT	Derrick Hall	321-946-3590	New York, NY	African-American Business Enterprise	
<a href="#">Fairstead Development</a>	05/07/2025 12:29 PM CDT	Development Team	646-973-5566	Delray Beach, FL		
<a href="#">Figures Construction &amp; Development</a>	05/03/2025 11:35 AM CDT	Rashawn Figures	251-591-7617	Mobile, AL	African-American Business Enterprise	
<a href="#">Ford Jones Equities+Exact Capital Joint Venture</a>	05/26/2025 11:45 AM CDT	Erika Jones	917-288-4345	Birmingham, AL	Woman-owned Business Enterprise African-American Business Enterprise	Will Submit
<a href="#">Foundations Real Estate</a>	07/02/2025 02:22 PM CDT	Jacques Linson	205-721-5996	Kimberly, AL	Woman-owned Business Enterprise African-American Business Enterprise	Might Bid
<a href="#">Gilbane Development Company</a>	07/08/2025 03:59 PM CDT	Bobvala Tengen	202-739-1799	Arlington, VA		
<a href="#">Gilbane Development Company</a>	08/25/2025 05:50 AM CDT	Stephanie Handfield	401-456-5456	Providence, RI		
<a href="#">GOGC Global Solutions LLC</a>	08/15/2025 06:26 AM CDT	Natoria Prince	205-427-5731	Pelham, AL	African-American Business Enterprise	
<a href="#">Good Housing Partnership, LLC</a>	04/07/2025 06:42 PM CDT	Geoffrey Anderson		Los Angeles, CA		
<a href="#">Gorman &amp; Company</a>	03/27/2025 08:37 PM CDT	Cassandra Bishop	720-666-3990	Oregon, WI		
<a href="#">Goudy Construction Inc.</a>	04/25/2025 02:28 PM CDT	Pat Sigers	205-298-9864	Fairfield, AL	Woman-owned Business Enterprise African-American Business Enterprise	
<a href="#">Greenwood Community Partners</a>	03/31/2025 05:17 AM CDT	Justin Washington	205-886-9649	Birmingham, AL	African-American Business Enterprise	
<a href="#">GW Engineering LLC</a>	04/14/2025 03:05 PM CDT	Gideon Wamae	205-413-4112	Birmingham, AL	African-American Business Enterprise	
<a href="#">HABD - Vendor</a>	08/25/2025 11:02 AM CDT	Darryl Grayson	205-427-7254	Birmingham, AL	African-American Business Enterprise	
<a href="#">Hopeday LLC</a>	05/09/2025 01:32 PM CDT	John Garces	202-751-9090	Washington, DC	African-American Business Enterprise	
<a href="#">Hord Coplan Macht</a>	03/28/2025 03:57 PM CDT	Ryan Maters	443-451-2367	Charlotte, NC		
<a href="#">Howell Development &amp; Construction</a>	03/28/2025 12:47 PM CDT	Darnelle Howell	205-308-5487	Birmingham, AL	African-American Business Enterprise	
<a href="#">Integrated Marketing Systems</a>	03/28/2025 03:57 AM CDT	Brannon Cody	858-490-8800	San Diego, CA		
<a href="#">Invictus Development, LLC</a>	08/08/2025 12:35 PM CDT	David Urban	216-544-4223	Tampa, FL	Woman-owned Business Enterprise	

	01:47 PM CDT			AL	Owner Business Enterprise African- American Business Enterprise
<a href="#">jc &amp; co undertaking llc</a>	04/30/2025 03:45 PM CDT	Wilneron Jean Charles	407-371-1985	Orlando, FL	African- American Business Enterprise
<a href="#">JHA</a>	06/26/2025 09:41 AM CDT	Colene Orsini	904-868-6646	Jacksonville, FL	
<a href="#">JMF Consulting</a>	03/31/2025 05:17 AM CDT	Jenny Flanagan	858-490-8823	San Diego, TX	Woman- owned Business Enterprise
<a href="#">Jordan Construction</a>	07/02/2025 12:32 PM CDT	Ben Jordan	205-790-4014	Birmingham , AL	African- American Business Enterprise Native American Business Enterprise
<a href="#">Licita já</a>	05/28/2025 11:46 AM CDT	Marcelo Emmel	554-930-9099 Ext. 20	Videira, SC	
<a href="#">Lincoln Avenue Communities</a>	03/31/2025 07:38 AM CDT	Brandon Wilkoff	516-732-5554	New York, NY	
<a href="#">Major Design Studio Architects</a>	04/28/2025 08:16 AM CDT	Ryan Ashford	662-798-0836	Columbus, MS	African- American Business Enterprise
<a href="#">Maxx Revamp llc</a>	08/19/2025 02:14 PM CDT	Alfred Murphy	205-370-9621	Birmingham, AL	African- American Business Enterprise
<a href="#">MDG Design +Construction</a>	06/17/2025 10:24 AM CDT	Nick Guzek	434-944-8944	Woodbury, NY	
<a href="#">MDG Design +Construction</a>	08/06/2025 10:47 AM CDT	Cole Garcia	214-287-7125	Woodbury, NY	
<a href="#">Mithra Consulting Services Inc</a>	04/17/2025 12:58 PM CDT	Su Ma	703-740-6249	Herndon, VA	Woman- owned Business Enterprise Asian Indian- American Business Enterprise
<a href="#">Momentum Development Partners</a>	03/27/2025 09:32 PM CDT	Cory Stallworth	205-789-9865	Birmingham, AL	African- American Business Enterprise
<a href="#">Monumental Contracting Service LLC</a>	04/14/2025 07:59 PM CDT	Christopher Swain	205-365-8493	Bessemer, AL	African- American Business Enterprise
<a href="#">moonstar construction inc</a>	05/01/2025 04:44 AM CDT	Mike Holms	705-820-9300	Alasa, AK	Asian Pacific- American Business Enterprise
<a href="#">Nan McKay &amp; Associates, Inc.</a>	05/14/2025 01:23 PM CDT	Angela Cao	800-783-3100 Ext. 139	EL CAJON, CA	Woman- owned Business Enterprise
<a href="#">Navigate Affordable Housing Partners, Inc.</a>	08/28/2025 10:53 AM CDT	Julie Reynolds	205-445-2721	Birmingham, AL	Will Submit
<a href="#">Neat and Tidy Construction LLC</a>	07/14/2025 05:19 PM CDT	Danique Martin	954-701-2006	Birmingham, AL	Woman- owned Business Enterprise African- American Business Enterprise
<a href="#">Nelrod Company, The</a>	07/15/2025 02:11 PM CDT	Kristina Prohaski	817-922-9000 Ext. 112	Fort Worth, TX	Hispanic- American Business Enterprise
<a href="#">ORRS ENVIRONMENTAL, LLC</a>	09/22/2025 10:26 PM CDT	Debra Sanders	256-559-4246	Huntsville, AL	Woman- owned Business Enterprise African- American Business Enterprise
<a href="#">Pro-Active Contractors</a>	08/25/2025 07:45 PM CDT	Richard Fincher	770-550-4416	Silver Creek, GA	Woman- owned Business Enterprise
<a href="#">ReGroup Sales and Development</a>	04/01/2025 05:31 PM CDT	Cerita Tucker Smith	205-222-0270	Birmingham, AL	Woman- owned Business Enterprise African- American Business Enterprise

<a href="#">Grouping</a>	<a href="#">Date</a>	<a href="#">Bidder</a>	<a href="#">Phone</a>	<a href="#">Address</a>	<a href="#">Business Type</a>	<a href="#">Status</a>
	04/30/2025 04:36 PM CDT				Woman-owned Business Enterprise African-American Business Enterprise	
<a href="#">Rift Valley Capital</a>	07/23/2025 06:35 PM CDT	Aole Ansari	415-515-5013	Washington, DC	African-American Business Enterprise	
<a href="#">Safford Building Company, LLC</a>	04/09/2025 09:01 AM CDT	Clifford Safford	205-873-9157	Bessemer, AL	African-American Business Enterprise	
<a href="#">Section Eight Associates, LLC</a>	08/13/2025 08:57 AM CDT	Jonathan Zimmerman	202-617-0015	Washington, DC		Might Bid
<a href="#">Selenium Consulting Partners</a>	07/14/2025 11:49 AM CDT	Sheila Jones	704-493-5115	Charlotte, NC	Woman-owned Business Enterprise African-American Business Enterprise	
<a href="#">Seneca Real Estate Services Inc.</a>	07/24/2025 05:52 PM CDT	Darryl Beatty	908-698-3241	Rancho Cucamonga, CA	Woman-owned Business Enterprise African-American Business Enterprise	
<a href="#">Sherman Carter Barnhart Architects</a>	04/21/2025 11:01 AM CDT	Cathie Welsch	859-224-1351 Ext. 120	Lexington, KY		
<a href="#">Simmons Service LLC</a>	05/15/2025 05:34 AM CDT	Ronald Simmons	205-623-7372	Birmingham, AL	African-American Business Enterprise	
<a href="#">Smith Gee Studio</a>	08/19/2025 09:23 AM CDT	Jay Roebuck	615-739-5555	Nashville, TN		
<a href="#">SunTouch Inc</a>	07/15/2025 03:01 PM CDT	Marquita Hall	205-768-3833	Hueytown, AL	Woman-owned Business Enterprise African-American Business Enterprise	
<a href="#">Superior Strategic Solutions</a>	07/30/2025 07:11 PM CDT	Santoria Hill	205-305-2067	Hoover, AL	African-American Business Enterprise	
<a href="#">Syberry Corporation</a>	03/28/2025 02:56 AM CDT	Steve Wolcott	512-400-0056	Austin, TX		
<a href="#">Technology Bench Srmc Pvt Ltd</a>	04/30/2025 09:27 AM CDT	Khurram Khan	923-215-0055 Ext. 49	Islamabad, --	Asian Indian-American Business Enterprise	
<a href="#">Tessa Commercial Real Estate</a>	08/08/2025 03:07 PM CDT	Tika Ramchandani	931-980-3636	Birmingham, AL	Woman-owned Business Enterprise	
<a href="#">The Benoit Group</a>	05/14/2025 03:18 PM CDT	Marissa Phipps	770-329-7961	Atlanta, GA	African-American Business Enterprise	
<a href="#">The Delaine Companies</a>	07/27/2025 09:42 PM CDT	Jerrold Delaine	917-482-1162	White Plains, NY	African-American Business Enterprise	
<a href="#">The NHP Foundation</a>	07/21/2025 08:28 AM CDT	Veronica Gonzalez		New York, NY		
<a href="#">The Procurement Doc</a>	09/03/2025 11:41 AM CDT	Angela Duncan	256-797-2072	Huntsville, AL	Woman-owned Business Enterprise African-American Business Enterprise	
<a href="#">The Smarties Agency, LLC</a>	04/25/2025 02:48 PM CDT	Tamika Wright	404-319-1989	Atlanta, GA	African-American Business Enterprise	
<a href="#">Trinity Partners</a>	03/28/2025 09:29 AM CDT	Derrick Holland	678-898-5963	Tucker, GA	African-American Business Enterprise	
<a href="#">Unique Advisers LLC</a>	05/14/2025 01:29 PM CDT	Tasha Garner	205-201-1442	Birmingham, AL	Woman-owned Business Enterprise African-American Business Enterprise	No Bid
<a href="#">Wash &amp; go distribution LLC dba Savemore Commercial Laundry Equipment</a>	05/14/2025 01:43 PM CDT	Prashant Patel	334-379-9743	Southside, AL	Asian Indian-American Business Enterprise	

BALKESTON  
ARCHITECTS

09:47 AM CDT

AL

YVONNE GREEN DAVIS  
P.C.

07/17/2025  
04:43 PM CDT

Yvonne Davis,

205-379-1102

Birmingham,  
AL

Woman-  
owned  
Business  
Enterprise  
African-  
American  
Business  
Enterprise

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### Supplier Diversity Classification Totals

PLEASE NOTE: Some firms may be classified in multiple categories, which may result in percentages being more than 100%.

**African-American Business Enterprise: 53 (50%)**  
**Asian Indian-American Business Enterprise: 8 (7%)**  
**Asian Pacific-American Business Enterprise: 3 (3%)**  
**Hassidic Jew-American Business Enterprise: 1 (1%)**  
**Hispanic-American Business Enterprise: 2 (2%)**  
**Native American Business Enterprise: 2 (2%)**  
**None (not Woman- or Minority-owned): 36 (34%)**  
**Woman-owned Business Enterprise: 31 (29%)**

**Section 3 Business: 10 (9%)**

Contact

Customer Support: 866-526-9266

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