



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

April 1, 2026

Ms. DeJuana L. Thompson, Chairwoman
Ms. Abra A. Barnes, Vice-Chair
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, April 16, 2026, at 1:30 p.m.** at the George W. McCoy Facility, located at 1301 25th Avenue North, Birmingham, Alabama 35204. The meeting will be live-streamed via Zoom. To access the meeting, go to 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 25th Avenue North
Birmingham, AL 35204

Thursday, April 16, 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, March 19, 2026
Approval of Minutes, Public Hearing, March 19, 2026
 - b. President/CEO's Report
 - c. Presentation of Cumulative Low-Income Housing Finance Report for the Period Ended March 31, 2026
 - d. Resolution 2026- 12823, Approval of Charge-Offs for Period Ended March 31, 2026
- V. Old Business**
 - a. Choice Neighborhoods Implementation (CNI) Update
- VI. New Business**
- VII. Housing Operations**
 1. Approval of Award of Contract for After-Hours Answering Services
 2. Approval of Award of Contract for Vacant Turnaround Services

VIII. Executive

1. Approval of Award of Contract for Employment and Labor Law Services

IX. Real Estate Development

1. Approval of Award of Contract for Certified Roofing Services

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

XI. Executive Session

XII. Adjournment

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

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

PRESENT:

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

VIRTUAL:

DeJuana L. Thompson, Chairwoman

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
Kelley Terry, Senior Policy and Planning Strategist
James Hawkins, Construction Manager
Ken Foreman, Director of Public Safety
Crystal Lomax, FSS Coordinator
Princess Moore, FSS Coordinator
Shundra Gichuru, FSS Coordinator
D'Aviance Harris, Program Manager
Ben Jordan, HABD
Ashley Smith, HABD
Antonio Lawson, HABD
Janisha Blocker, HABD
Jesus Johnson, HABD
Forever Kile, HABD
Frank Dubose, HABD
Jayden Bentley, HABD
Court Vansuyol, HABD

Duvon Robinson, Mitchell Group
 Blake James, Mitchell Group
 Jason Borne, Mitchell Group
 Marcus Mitchell, Mitchell Group
 Jennifer Leonard, Interim Director of HCV Program
 Christie Hilliard, Project Manager
 Jennifer Brown, Director of Real Estate Development
 Armon Matthews, Director of Client Services
 Toraine Clausell, Director of IT Infrastructure & Operations
 Christin French, 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. Commissioner Hood requested that the agenda be amended to move the executive session up after new business. Upon motion by Commissioner Hood and second by Commissioner Pantazis, all voted in favor of adopting the agenda as amended.

Approval or Correction of Minutes

Chairwoman Thompson acknowledged the Approval or Correction of the Minutes for Regular Meeting, February 19, 2026, and asked if there were any corrections. President Foster noted a correction in the minutes on page 4, item 2, the “Approval to Revise the Section 8 Utility Allowances.” She stated that the sentence should read: *Since the last utility allowance update in January 2025, there have been changes to the utility rate greater than 10%.* Additionally, the next sentence should be removed: *These changes will apply only to tenant-based vouchers; property-based vouchers will not be affected.* There were no further corrections, and upon a motion by Commissioner Hood, seconded by Commissioner Pantazis, the minutes were approved as corrected.

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 Hood, seconded by Commissioner Cook, the consent agenda was approved.

- a. The President/CEO’s Report was accepted.
- b. The Cumulative Low-Income Housing Finance Report for the Period Ending February 28, 2026, was approved.
- c. Resolution 2026 – 12817, 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 February 28, 2026, the following resident accounts, which were up to 30 days old or more and considered uncollectible.

Elyton Village, Ala. 1-1 -----	\$13,606.00
Southtown Court, Ala.1-4R-----	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 Homes, 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 Green Village, Ala.1-23-----	0.00
Roosevelt City, Ala. 1-30-----	0.00
Tuxedo I Ala 1-34 -----	11,015.64
Tuxedo II Ala 1-35-----	0.00
Mason City I& III Ala 1-40/42-----	0.00
Tuxedo Trace Homes-----	0.00
Freedom Manor Ala 1-21-----	0.00
Total	\$97,134.64

When called upon, the following voted as indicated:

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

Chairwoman Thompson indicated that said motion carried.

Old Business

For old business, Mr. Larry Williams, Chief Housing Programs Officer, presented the Client Services update and called on Ms. D’Aviance Harris. Ms. Harris, the Program Manager for Magic City Youthbuild, provided a brief overview of the Youthbuild Program. She introduced the program's leadership team and the students who were in attendance. Ms. Harris stated that this is the second grant cycle, and the students currently participating are part of the first cohort. The achievements of this cohort include a 77% high school graduation rate, several college acceptances, awarded scholarships, and earned CNA credentials. Ms. Harris stated that the program is committed to ensuring that every student who enters the program leaves with valuable credentials, a solid plan, and a pathway to economic stability. The Board thanked Ms. Harris for her update.

Mr. Larry Williams provided a brief update on the Homeownership Program. He reported that there have been three successful closings, fifteen homeownership vouchers issued, and five pre-approvals. The Housing Operations team has been working diligently to prepare residents for homeownership.

Next, Mr. Williams reported that the Family Self-Sufficiency (FSS) and Resident Opportunity and Self-Sufficiency (ROSS) programs have recruited 50 additional resident participants who are on the path to homeownership or economic opportunity.

Mr. Williams was thrilled to announce that the first Economic Empowerment Center is nearing completion and will be located in Collegeville. The center aims to move beyond the conventional center by emphasizing sustainable pathways to employment and economic opportunities. An invitation would be extended to the Board once the center opens.

The Board commended the Youthbuild students on their accomplishments and thanked Mr. Williams for inviting them to the meeting.

New Business

In celebration of Women's History Month, President Foster recognized Chairwoman Dr. DeJuana L. Thompson for receiving an honorary doctorate in humanitarianism from Vision Christian University. The board congratulated Dr. Thompson on this esteemed achievement.

Next, for new business, President Foster called on Ms. Melanie Baker, Director of Finance and Accounting. Ms. Baker introduced Mr. Ben Karlin, Senior Audit Manager for Rubino and Company, who presented the audit report and HABD's Financial Statements for FYE June 30, 2025. Mr. Karlin indicated that there are three major sections of the report: the Independent Auditor's Report on Internal Control Over Financial Reporting, Compliance and Other Matters Based on Government Auditing Standards, and Uniform Guidance. Mr. Karlin briefly summarized the audit report and noted changes from the previous year. He indicated that HABD received an unmodified opinion, the best and cleanest opinion an agency can receive. After a brief discussion, the Board thanked Mr. Karlin for his report and Ms. Baker and her team for their hard work.

Executive Session

Chairwoman Thompson acknowledged the executive session to discuss pending litigation matters. Attorney French indicated that the subject matter was appropriate for an executive session under Alabama Code 36-25A-7A-1. Upon motion by Commissioner Hood, seconded by Commissioner Cook, the Board went into executive session for approximately 1 hour.

When called upon, the following voted as indicated:

YEA

Vice-Chairwoman Barnes
Commissioner Pantazis

NAY

ABSTAINED

Commissioner Hood
Commissioner Cook

Chairwoman Thompson indicated that said motion carried.

After the executive session, Chairwoman Thompson called the meeting back to order. Upon motion by Commissioner Pantazis, and seconded by Commissioner Cook, to exit the executive session.

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. The meeting was reconvened.

Housing Choice Voucher

1. Approval of Revision to the Section 8 Administrative Plan

Chairwoman Thompson acknowledged the Approval of Revision to the Section 8 Administrative Plan. Ms. Jennifer Leonard, Interim Director of Housing Choice Voucher Program, indicated that in accordance with HUD regulations, the Housing Authority of the Birmingham District must adopt a written Administrative Plan that establishes local policies for the administration of the program in accordance with the PHA Administrative Plan.

The primary purpose of this request is to incorporate an updated interim income policy that can be effectively managed between annual examinations. After a review of the current Administrative Plan, it was determined that updates and revisions were needed. The changes are expected to contribute to a more sustainable funding framework for HABD, reduced subsidy costs, and lowered utility reimbursement payouts. Ms. Leonard outlined the changes in red in the attachment. Once approved, the changes will be reflected in the HABD Section 8 Administrative Plan. Upon a motion by Commissioner Pantazis, seconded by Vice-Chairwoman Barnes, the following resolution was unanimously adopted.

RESOLUTION NO. 12821

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 immediately.

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Hood
Commissioner Cook

Chairwoman Thompson indicated that said motion carried.

Commissioner Hood left the meeting at this time. A quorum remained present.

Real Estate Development

1. Approval of Award of Contract for Developer Partners

Chairwoman Thompson acknowledged the Approval of Award of Contract for Developer Partners. Ms. Jennifer Brown, Director of Real Estate Development, indicated that the purpose of this request is to obtain approval of the selection of developer partners. HABD sought Statement of Qualifications from interested development teams to partner in the redevelopment of existing affordable or public housing communities and the development of new affordable, workforce, and mixed-income housing.

The Housing Authority of the Birmingham District issued a Request for Qualifications (RFQ) on December 2, 2025. The RFQ was advertised in the Birmingham Times, on the HABD website, on Public Housing Associations, the Housing Agency Marketplace, and across social media platforms. A total of one-hundred and forty one (141) individuals viewed the RFQ, and nine (9) respondents submitted proposals. The proposals were evaluated. Based on the evaluation scores, management recommends awarding contracts to the following: Aletheia House, Gulf Coast Housing Partners, M. Roberts and Associates, Cyprus Partners, LLC, Pennrose Development, and Morrow Realty. After a brief discussion, upon a motion by Vice-Chairwoman Barnes, seconded by Commissioner Cook, the following resolution was unanimously adopted.

RESOLUTION NO. 12819

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the selection of Aletheia House, Gulf Coast Housing Partners, M. Roberts & Associates, Cyprus Partners, LLC, Pennrose, and Morrow Realty is hereby approved and that the President/CEO is authorized to negotiate Business Terms governing a future development partnership with the entities listed above.

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Cook

Chairwoman Thompson indicated that said motion carried.

2. Approval of Change Orders for Loveman Daycare Renovation

Chairwoman Thompson acknowledged the Approval of Change Orders for Loveman Daycare Renovation. Mr. James Hawkins, Construction Manager, indicated that the purpose of this request is to obtain board approval for change orders #6 and #7 for the Loveman Daycare Renovation project. 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. 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 of \$634,311.16 will allow the contractor to proceed with the required work and maintain progress of the Loveman Daycare Renovation. Upon a motion by Commissioner Pantazis, seconded by Vice-Chairwoman Barnes, the following resolution was unanimously adopted.

RESOLUTION NO. 12818

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 the unforeseen building structural conditions and associated general conditions necessary for completion of the project.

When called upon, the following voted as indicated:

YEA

Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Cook

NAY

ABSTAINED

Chairwoman Thompson indicated that said motion carried.

3. Approval to Close Smithfield Court Phase 1 CNI and RAD/Section 18 Transaction

Chairwoman Thompson acknowledged the Approval to Close Smithfield Court Phase 1 CNI and RAD/Section 18 Transaction. Ms. Christie Hilliard, Project Manager, indicated that 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. The closing action items are necessary to comply with the RAD/Section 18 conversion requirements. Funding will be moved from public housing to the Housing Choice

Voucher program. Upon a motion by Vice-Chairwoman Barnes, seconded by Commissioner Cook, the following resolution was unanimously adopted.

RESOLUTION NO. 12822

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.

When called upon, the following voted as indicated:

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

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. Mr. Marcus Mitchell, from The M. Mitchell Group, expressed his gratitude to the board for approving the change orders related to the Loveman Daycare project, which will allow the project to proceed.

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

Chairperson

ATTEST:

Secretary

**MINUTES OF THE PUBLIC HEARING OF THE
HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
HELD ON MARCH 19, 2026**

The Commissioners of the Housing Authority of the Birmingham District held a Public Hearing at 2:30 p.m. on March 19, 2026, at the George W. McCoy Facility located in Birmingham, Alabama. The meeting was called to order by Chairwoman Thompson, who was attending via Zoom, and upon roll call, those present and absent were as follows:

PRESENT:

Abra A. Barnes, Vice-Chairwoman
D.G. Pantazis, Jr., Commissioner
Alyshia Cook, Commissioner

VIRTUAL:

DeJuana L. Thompson, Chairwoman
Anthony C. Hood, Commissioner

ALSO, PRESENT:

Dontrelle Young Foster, President/CEO
Seth Embry, Senior Advisor and Chief Strategist
Denita Bearden, Chief Administrative Officer
Melanie Baker, Director of Finance
Larry Williams, Chief Housing Programs Officer
Antwan Harris, Director of Strategic Communications
Kelley Terry, Senior Policy and Planning Strategist
Ken Foreman, Director of Public Safety
Jennifer Brown, Director of Real Estate Development
Armon Matthews, Director of Client Services
Toraine Clausell, Director of IT Infrastructure & Operations
Christin French, 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. The agenda was adopted as presented.

Presentation of the HABD PHA Plan for Fiscal Year (FY) 2027

Chairwoman Thompson acknowledged that this was a Public Hearing to present the Housing Authority of the Birmingham District's (HABD) Annual Plan for Fiscal Year 2027 and turned the floor over to President Foster. President Foster called Ms. Kelly Terry, Policy and Planning Strategist. Ms. Terry stated that HABD is required to submit a Public Housing Authority (PHA) Plan to HUD, to comply with current HUD regulations and continue HUD funding. The PHA Plan outlines the Public Housing Agency's management operations and capital planning. The plan has to be submitted to the Department of Housing and Urban Development (HUD) 75 days before the start of the fiscal year. It serves as a framework to ensure local accountability and provides easy access to the PHA's policies, rules, and requirements.

Ms. Terry stated that the Housing Authority of the Birmingham District (HABD) has met the necessary requirements set by HUD under the Quality Housing and Work Responsibility Act (QHWRA) concerning resident participation through the Resident Advisory Board. The Authority has posted the FY2027 Plan on both the HABD website and in the Birmingham Times. Additionally, HABD staff met with the Resident Advisory Board to discuss the plans, and the public hearing requirement is being met today.

Ms. Terry briefly highlighted key revisions to the annual plan and gave an update on the new activities for fiscal year (FY) 2027. The primary focus was on project-based vouchers, RAD conversions, deconcentration, financial resources, rent determination, operations and management, and the Homeownership Program. The final portion of the plan includes the Mayor's Certification, indicating that the plan was aligned with the City of Birmingham's Consolidated Plan and the PHA Civil Rights Compliance Certification.

After the presentation, Ms. Terry asked if there were any questions or comments from the commissioners. The board had no questions or comments. There were no questions or comments from the public related to the Annual Plan.

Next, the Request for Board Action to approve HABD's Annual Plan for FY2027 was presented. Upon motion by Commissioner Pantazis and seconded by Commissioner Cook, the following resolution was unanimously adopted:

RESOLUTION NO. 12820

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the Chairperson be and she is hereby authorized to execute the required documents for submission of the HABD FY2027 PHA Annual Plan to HUD.

RESOLVED FURTHER that the President/CEO be and she hereby is authorized to attest to the submission of the HABD FY2027 PHA Annual Plan document as referenced above.

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Barnes

Chairwoman Thompson indicated that said motion carried.

Chairwoman Thompson thanked Ms. Terry and the staff for their presentation.

There was no further business to come before the Board; upon motion and second, 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

April 16, 2026

President/CEO's Report

1. On Tuesday, April 7, 2026 HABD announced a new partnership with Occupi. This collaboration will give our residents access to Occupi's easy-to-use payment platform, offering more options for submitting monthly payments. Starting this spring, residents will be able to pay their rent using digital wallets, prepaid cards, and cash-equivalent options.
2. Waitlists for the Villas at Titusville and Cooper Green Homes open on Friday, April 17, 2026, expanding the agency's commitment to providing affordable housing in the community. More information and how to apply can be found at www.habd.org.
3. The Housing Choice Voucher Home Ownership Program (HCVP) demonstrated strong performance in March with a total of five (5) successful home closings completed during the month. In addition, there are currently ten (10) homeownership voucher participants in the pipeline, positioning the program for continued growth and additional closings in April.
4. HABD was awarded our 2027 Capital Fund grant in the amount of \$17,085,535. This is an annual grant from the Department of Housing and Urban Development for capital expenditures, modernization, and development.
5. The Office of Constituent Concerns (OCC) received a total of sixteen (16) concerns for the month of March. The Housing Choice Voucher Program/Section 8 received eleven (11) concerns regarding portability, inspections, waiting lists, and landlord inquiries. Housing Operations/Intake received five (5) concerns related to maintenance and housing assistance. 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: Thursday, April 2, 2026

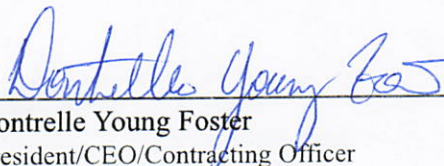
Department Finance

Board of Commissioners' Meeting Date: Thursday, April 16, 2026, at 1:30 p.m.

Board Agenda item(s):

1. Monthly Financial Report
2. Charge-Off's for the Month of March 2026
3. Contract Register

Board of Commissioners' Committee Meeting Date/Time: Monday, April 06, 2026, at 01:00 p.m.

Approved by:  / 4/9/2026
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, I 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.

HABD BOARD COMMITTEE MEMBER:	Vice-Chairwoman Barnes	Date: 04/06/2026
HABD BOARD COMMITTEE MEMBER:	Commissioner Pantazis	Date: 04/06/2026
HABD STAFF MEMBER:	Melanie Baker, CPA	Dare: 04/06/2026



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

April 16, 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 March 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	\$13,853.07
Southtown	ALA 1-4	\$0.00
Marks Village	ALA 1-6	\$22,378.31
Smithfield Court	ALA 1-9	\$4,707.00
Tom Brown Village	ALA 1-10	\$1,556.00
Morrell Todd	ALA 1-11	\$10,867.00
Collegeville Center	ALA 1-13	\$12,012.00
Harris Homes	ALA 1-14	\$11.00
North Birmingham Homes	ALA 1-16	\$6,435.00
Cooper Green Homes	ALA 1-17	\$0.00
Kimbrough Homes	ALA 1-18	\$9,371.00
Benjamin Greene/Roosevelt	ALA 1-23/30	\$6,294.00
Tuxedo I	ALA 1-34	\$0.00
Tuxedo II	ALA 1-35	\$3,043.00
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	\$90,527.38

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.

**TENANTS ACCOUNTS CHARGED TO COLLECTION LOSS
(TO BE CHARGED OFF AS OF APRIL 16, 2026)**

FOR PERIOD ENDED MARCH 31, 2026

Development Name	No. of Tenants per Site	Rent Amount	Late Fees	Maintenance Charges	Legal Fees	Retro Rent	Less Security Deposit	Fees Incurred after Issuance of WRIT	Total	Previous Month
Elyton AL 1-1	1	13,517.07	-	411.00	-	-	(75.00)	-	13,853.07	13,606.00
Southtown AL 1-4R	0	-	-	-	-	-	-	-	-	-
Marks Village AL 1-6	6	20,465.31	-	1,913.00	-	-	-	-	22,378.31	23,533.57
Smithfield Court AL 1-9	2	4,782.00	-	-	-	-	(75.00)	-	4,707.00	20,262.00
Tom Brown AL 1-10	3	1,681.00	-	100.00	-	-	(225.00)	-	1,556.00	1,596.50
Morell Todd AL 1-11	6	10,867.00	-	-	-	-	-	-	10,867.00	12,341.75
Collegeville AL 1-13	4	12,312.00	-	-	-	-	(300.00)	-	12,012.00	906.00
Harris Homes AL 1-14	1	36.00	-	50.00	-	-	(75.00)	-	11.00	2,670.18
North Birmingham AL 1-16	1	6,255.00	-	180.00	-	-	-	-	6,435.00	-
Cooper Green AL 1-17	0	-	-	-	-	-	-	-	-	-
Kimbrough AL1-18	2	9,035.00	-	411.00	-	-	(75.00)	-	9,371.00	11,203.00
Benjamin Greene AL 1-23	1	6,369.00	-	-	-	-	(75.00)	-	6,294.00	-
Roosevelt City AL 1-30	0	-	-	-	-	-	-	-	-	-
Tuxedo Court I AL-134	0	-	-	-	-	-	-	-	-	11,015.64
Tuxedo Court II AL-135	1	3,118.00	-	-	-	-	(75.00)	-	3,043.00	-
Mason City Homes III AL-142	0	-	-	-	-	-	-	-	-	-
Freedom Manor AL-621	0	-	-	-	-	-	-	-	-	-
Grand Total	28	88,437.38	-	3,065.00	-	-	(975.00)	-	90,527.38	97,134.64

	No. Accts Charged Off Prior Year	Amount of Charge Off Prior Year	No. Accts Charged off Current Year	Amount of Charge Off Current Year	Amount Collected by HABD General Counsel	No. Accts Charged Sent for Collection	Amount Sent for Collection	Amount Intercepted by MIS System	Net Amount
October 2024	36	99,568.27	17	71,467.00	2,664.19	17	71,467.00	-	68,802.81
November 2024	20	109,535.11	19	34,465.93	47.00	19	34,465.93	-	34,418.93
December 2024	13	32,479.71	20	44,090.55	2,705.20	20	44,090.55	-	41,385.35
January 2025	22	88,948.16	22	65,879.76	7,575.03	22	88,948.16	-	58,304.73
February 2025	24	59,179.87	12	36,058.50	11,492.20	12	36,058.50	-	24,566.30
March 2025	39	58,907.13	17	54,881.87	10,265.05	17	54,881.87	-	44,616.82
April 2025	28	117,648.41	38	73,427.26	14,878.12	38	73,427.26	-	58,549.14
May 2025	36	76,534.32	10	35,608.69	10,556.92	10	35,608.69	-	25,051.77
June 2025	21	47,745.57	23	38,729.79	2,629.00	23	38,729.79	-	36,100.79
July 2025	55	165,348.66	27	146,244.01	4,730.93	27	146,244.01	-	141,513.08
August 2025	34	72,799.83	25	79,658.28	2,660.30	25	79,658.28	-	76,997.98
September 2025	29	76,595.80	32	104,692.99	8,315.44	32	104,692.99	-	96,377.55
October 2025	17	71,467.00	33	87,119.35	4,519.20	33	87,119.35	-	82,600.15
November 2025	19	34,465.93	26	102,349.11	11,492.47	26	102,349.11	-	90,856.64
December 2025	20	44,090.55	19	106,768.10	3,973.57	19	106,768.10	-	102,794.53
January 2026	22	65,879.76	31	69,150.58	7,785.51	31	69,150.58	-	61,365.07
February 2026	12	36,058.50	32	97,134.64	4,174.20	32	97,134.64	-	92,960.44
March 2026	17	54,881.87	28	90,527.38	-	-	-	-	90,527.38
									-
									-
Running Year Total		1,312,134.45	431	1,338,253.79	110,464.33	403	1,270,794.81	-	1,227,789.46

Dontrelle Young-Foster
President/CEO



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

April 16, 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 March 31, 2026, the following resident accounts, which are up to 30 days old and considered uncollectible, detailed as per the attached sheet.

	No.	Amount
Cooper Green Homes	ALA 1-17	\$152,664.80
	Total	\$152,664.80

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

Date: April 2, 2026

HABD Staff Representative: Larry Williams, Chief Housing and Programs Officer
Darryl Washington, Director of Property Operations


Department: Housing Operations

Board of Commissioners' Meeting (Date): Thursday, April 16, 2026, at 1:30 p.m.

Board Agenda Item(s):

1. Approval of Award of Contract for After-Hours Answering Services
2. Approval of Award of Contract for Vacant Turnaround Services

Date/Time/ of Board of Commissioners' Committee Meeting: Monday, April 6, 2026, at 10:00 a.m.

Approved by:  / 4/2/2026
Dontrelle Young Foster / Date
President/CEO/Contracting Officer

Duration of Presentation: 10 minutes (Estimated time)

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: Commissioner Cook Date: 4/2/26

HABD Board Committee Member: Commissioner Pantazis Date: 4/2/26

HABD Staff Member: Larry Williams, HABD Staff Representative Date: 4/2/26

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

Approval of Award of Contract for After-Hours Answering Services

April 16, 2026

INTRODUCTION

The Housing Authority of the Birmingham District (HABD) requested proposals from qualified firms or individuals to provide After Hours Answering Services.

PURPOSE / OBJECTIVE

The purpose of this request is to obtain approval to proceed with awarding a contract for After Hours Answering Services.

DESCRIPTION AND JUSTIFICATION

HABD issued a Request for Proposal (RFP) P26004 for an After Hours Answering Service on February 18, 2026. The solicitation was published in the Birmingham Times, The Housing Agency Marketplace, HABD's website, and on social media.

The Housing Agency Marketplace reported that 69 contractors viewed the solicitation and eight submitted proposals. Of those, seven were deemed responsive and responsible. Management recommends awarding the contract to Gilson Software Solutions.

The contracted services will include a 24-hour call center with live operators who will receive incoming calls and forward messages and emails to designated HABD staff via secure lines. Operators will be trained to prioritize calls based on urgency and privacy. The contractor will provide these services during regular business hours as needed, as well as after hours, weekends, and holidays. Contractors will also provide reports of call volume and call listings to the appropriate staff.

POLICY IMPACT

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

ECONOMIC IMPACT/FUNDING SOURCE

The funding source is Property Operations.

ATTACHMENTS

- Tabulation Sheet
- List of contractors that viewed RFP No. B26004
- Copy of RFP

ALTERNATIVES


N/A

RECOMMENDATIONS

The President/CEO recommends adoption of this Resolution.

CERTIFICATION

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



LARRY WILLIAMS
Chief Housing/Operations Officer



DONTRELLE YOUNG FOSTER
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2026-12824

Resolution Authorizing to Award of Contract for After-Hours Answering Services

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President / CEO is hereby authorized to enter into a contract with Gilson Software Solutions.

Adopted this 16th day of April 2026

Attest:

Chairperson

Dontrelle Young Foster, Secretary

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

Approval of Award of Contract for Vacant Turnaround Services

April 16, 2026

INTRODUCTION

The Housing Authority of the Birmingham District (HABD) requested an invitation for bids from qualified firms or individuals to provide Vacant Turnaround Services.

PURPOSE / OBJECTIVE

The purpose of this request is to obtain approval to proceed with awarding contracts for Vacant Turnaround Services.

DESCRIPTION AND JUSTIFICATION

HABD issued an Invitation For Bid (IFB) B26004 for Vacant Turnaround Services issued on March 4, 2026. The solicitation was published via the Birmingham Times, The Housing Agency Marketplace, the HABD website, and social media.

The Housing Agency Marketplace reported that 81 contractors viewed the solicitation, resulting in 15 bids being submitted. Twelve of these bids were deemed responsive and responsible. Based on these results, management recommends awarding contracts to the following vendors:

- Fuqua & Sons
- Reese Services
- 4 Calliepeople
- Supreme Clean

If either selected contractor is terminated for failure to provide services, HABD reserves the right to proceed in contracting with the next lowest qualified bidder.

Contractors will be responsible for cleaning, debris removal, appliance and fixture cleaning, flooring, painting, and repairs as specified on the provided checklist. All units are expected to be in move-in-ready condition upon completion. These contracts are labor-only, as HABD will supply all necessary materials.

POLICY IMPACT

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

ECONOMIC IMPACT/FUNDING SOURCE

The funding source is Capital Funds. Award of contract totaling 2.6 million dollars.

ATTACHMENTS

- Tabulation Sheet
- List of contractors that viewed IFB No. B26004
- Copy of IFB

ALTERNATIVES

N/A

RECOMMENDATIONS

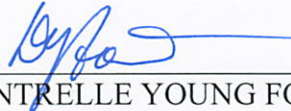
The President/CEO recommends adoption of this Resolution.

CERTIFICATION

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



LARRY WILLIAMS
Chief Housing/Operations Officer



DONTRELLE YOUNG FOSTER
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2026-12825

Resolution Authorizing the Award of Contracts for Vacant Turnaround Services

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President / CEO is hereby authorized to enter into contracts with Fuqua & Sons, Reese Services, 4 Calliepeople, and Supreme Clean.

If either selected contractor is terminated for failure to provide services, HABD reserves the right to contract with the next lowest qualified bidder.

Adopted this 16th day of April 2026

Attest:

Chairperson

Dontrelle Young Foster, Secretary

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

HABD Staff Representative: Seth Embry, Senior Advisor and Chief Strategist

Date: Tuesday, April 7, 2026

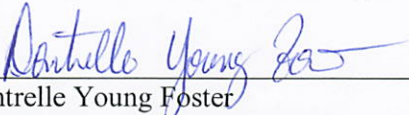
Department Executive

Board of Commissioners' Meeting Date: Thursday, April 16, 2026, at 1:30 p.m.

Board Agenda Item(s):

1. Approval of Award of Contract for Employment and Labor Law Services

Board of Commissioners' Committee Meeting Date/Time: Tuesday, April 7, 2026, at 1:00 p.m.

Approved by:  / 4/2/2026
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 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 DeJuana Thompson Date: 4/7/2026

HABD Board Committee Member: Vice-Chair Abra Barnes Date: 4/7/2026

HABD Staff Member: Seth Embry Date: 4/7/2026

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

Approval of Award of Contract for Employment and Labor Law Services

April 16, 2026

INTRODUCTION

HABD utilizes external legal counsel to provide all legal services. HABD solicits separately for Employment and Labor Law services. The services provided by Employment Law Counsel include advising and representing HABD and its Human Resources staff on all employment related matters to ensure compliance with applicable federal, state, and local laws and regulations. Counsel is expected to provide legal guidance on personnel actions, policy development and implementation, employee benefits, terminations, discrimination claims, administrative hearings, and labor relations.

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to award a contract for Employment and Labor Law services. Award of the contract will ensure effective and continuous coverage for HABD.

DESCRIPTION AND JUSTIFICATION

The contract with HABD's employment law services provider was not eligible for extension as it had been in effect for five years, which is the HUD limit. HABD issued Request for Proposal P26003 on January 28, 2026. The solicitation was published on the Housing Agency Marketplace and published using local media and social media. The solicitation was viewed by 26 entities and three firms submitted proposals. All proposals were reviewed by a committee of HABD employees who recommend the selection of Burr & Forman LLP which was the highest rated proposer. The contract will have a term of one year and a not-to-exceed of \$100,000.

POLICY IMPACT

None

ECONOMIC IMPACT/FUNDING SOURCE

Employment law services are funded through the COCC.

ATTACHMENTS

RFP R26003, Proposal Recommendation Form, Bid Tabulation, and Housing Agency Marketplace Viewers

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.



Seth Embry
Senior Advisor and Chief Strategist



Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2026-12826

Approving Award of Contract for Employment and Labor Law Services

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to execute a contract with Burr & Forman LLP in the amount of \$100,000 for Employment and Labor Law Services.

Adopted this 16th day of April 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 April 7, 2026

Department: Real Estate Development

Board of Commissioners' Meeting Date: Thursday, April 16, 2026 @ 1:30 p.m.

Board Agenda Item(s):

1. Approval for Contract for Roof Replacement/ Repairs at North Birmingham and Kimbrough Homes

Board of Commissioners' Committee Meeting Date/Time: Tuesday, April 7, 2026, at 11:00 A.M

Approved by:  / 4/9/2026
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: 4/7/26

HABD Board Committee Member: Vice Chairwoman Barnes Date: 4/7/26

HABD Staff Member: Jennifer Brown Date: 4/7/26

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

APPROVAL OF AWARD OF CONTRACT FOR CERTIFIED ROOFING SERVICES

April 16, 2026

INTRODUCTION

The Housing Authority of the Birmingham District (HABD) requested proposals from qualified companies to provide contractor services for roof replacement at the North Birmingham and Kimbrough Homes communities. HABD Project Management Consultant KMS has assisted with the solicitation and has provided their industry expertise through recommendation for the selection of a contractor. KMS will continue in the process after selection as project manager for the roof replacements. The action is in alignment with the Authorities development plans and Capital fund expenditures as both communities are slated for rehabilitation, and roof preservation.

PURPOSE / OBJECTIVE

The purpose of this request is to obtain approval for the President and CEO to award contracts for certified roofing services to replace roofs at North Birmingham Homes and Kimbrough Homes due to normal wear and tear.

DESCRIPTION AND JUSTIFICATION

An Invitation for Bid (IFB) was published to secure a contractor to provide roof replacement at North Birmingham and Kimbrough Homes. The IFB was available on the HABD website, Housing Agency Marketplace, social media, and in the Birmingham Times.

Five contractors submitted bids in response to the IFB, and two were non-responsive. The bids were reviewed, resulting in Jackson Brothers Construction, LLC submitting the most responsible bid and being selected for both properties. Therefore, HABD recommends awarding a contract to Jackson Brothers Construction, LLC for \$2,902,883.406.

POLICY IMPACT

No policy impact on the Authority.

ECONOMIC IMPACT/FUNDING SOURCE

The funding source for these funds is **Capital Funds**. The funds shall not exceed \$2,902,883.406.

ATTACHMENTS

IFB No. B26006
Bid Opening Tabulation
Number of Viewers
Bid Summary

ALTERNATIVES

N/A

RECOMMENDATIONS

The President/CEO recommends the 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. 2026-12827

Resolution Approving the Award of Contract for Certified Roofing Services at North Birmingham and Kimbrough Homes

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to execute contracts for roof replacement at North Birmingham and Kimbrough Homes.

Adopted this 16th day of April 2026

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)