

Mission Focused Service Driven



## 2026 Annual Plan

## The Housing Authority of the Birmingham District

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



## **Executive Summary**

The Housing Authority of the Birmingham District (HABD) was incorporated in 1935 to address the housing needs of low-income families in Birmingham. Since that time, HABD has grown to be the largest housing authority in Alabama and the 17<sup>th</sup> largest in the country under the public housing program. Currently, HABD has over 3,000 units of public housing and over 6000 housing choice vouchers. Attached is HABD's Annual Plan for the 2025 Fiscal Year (July 1, 2025 – June 30 2026). The following plan elements were revised by HABD:

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

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

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

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

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<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

**Definitions.**

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

A.	PHA Information.																																				
A.1	<p> <b>PHA Name:</b> <u>Housing Authority of the Birmingham District</u> <b>PHA Code:</b> <u>AL001</u>  <b>PHA Type:</b> <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 07/01/2025  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>3,632</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>6,444</u> <b>Total Combined Units/Vouchers</b> <u>10,076</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1"> <thead> <tr> <th data-bbox="167 1470 441 1543">Participating PHAs</th> <th data-bbox="441 1470 573 1543">PHA Code</th> <th data-bbox="573 1470 872 1543">Program(s) in the Consortia</th> <th data-bbox="872 1470 1146 1543">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1146 1470 1453 1507">No. of Units in Each Program</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th data-bbox="1146 1507 1289 1543">PH</th> <th data-bbox="1289 1507 1453 1543">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="167 1543 441 1640">Lead PHA:</td> <td data-bbox="441 1543 573 1640"></td> <td data-bbox="573 1543 872 1640"></td> <td data-bbox="872 1543 1146 1640"></td> <td data-bbox="1146 1543 1289 1640"></td> <td data-bbox="1289 1543 1453 1640"></td> </tr> <tr> <td data-bbox="167 1640 441 1736"></td> <td data-bbox="441 1640 573 1736"></td> <td data-bbox="573 1640 872 1736"></td> <td data-bbox="872 1640 1146 1736"></td> <td data-bbox="1146 1640 1289 1736"></td> <td data-bbox="1289 1640 1453 1736"></td> </tr> <tr> <td data-bbox="167 1736 441 1833"></td> <td data-bbox="441 1736 573 1833"></td> <td data-bbox="573 1736 872 1833"></td> <td data-bbox="872 1736 1146 1833"></td> <td data-bbox="1146 1736 1289 1833"></td> <td data-bbox="1289 1736 1453 1833"></td> </tr> <tr> <td data-bbox="167 1833 441 1906"></td> <td data-bbox="441 1833 573 1906"></td> <td data-bbox="573 1833 872 1906"></td> <td data-bbox="872 1833 1146 1906"></td> <td data-bbox="1146 1833 1289 1906"></td> <td data-bbox="1289 1833 1453 1906"></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program						PH	HCV	Lead PHA:																							
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B.	Plan Elements
B.1	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See attached B-3 Progress Report</p>

<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See attached HUD Form 50075.2</p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: NO CHANGES SINCE ANNUAL SUBMISSION 03/28/2024.</p>
<b>C.</b>	<p><b>Other Document and/or Certification Requirements.</b></p>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<b>C.5</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:  The Recovery Plan includes management improvements related to tenant accounts receivables at six AMPs and on time submission and timely responses to any REAC rejections for the financial submissions.</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>						
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1"> <tr> <td data-bbox="183 485 1455 527"><b>Fair Housing Goal:</b></td></tr> <tr> <td data-bbox="183 527 1455 934"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b>No Changes</b></p> </td></tr> </table> <table border="1"> <tr> <td data-bbox="183 961 1455 1003"><b>Fair Housing Goal:</b></td></tr> <tr> <td data-bbox="183 1003 1455 1373"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b>No Changes</b></p> </td></tr> </table> <table border="1"> <tr> <td data-bbox="183 1400 1455 1442"><b>Fair Housing Goal:</b></td></tr> <tr> <td data-bbox="183 1442 1455 1850"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b>No Changes</b></p> </td></tr> </table>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b>No Changes</b></p>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b>No Changes</b></p>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><b>No Changes</b></p>
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# Instructions for Preparation of Form HUD-50075-ST

## Annual PHA Plan for Standard and Troubled PHAs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). (Notice PIH 2011-47)

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

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## C. Other Document and/or Certification Requirements.

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

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

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

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

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

#### **D. Affirmatively Furthering Fair Housing (AFFH).**

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

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

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

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

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



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

Statement of Housing Needs and Strategy for Addressing Housing Needs ✓

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

Financial Resources. ✓

Rent Determination. ✓

Operation and Management. ✓

Grievance Procedures.

Homeownership Programs. ✓

Community Service and Self-Sufficiency Programs. ✓

Safety and Crime Prevention.

Pet Policy

Asset Management.

Substantial Deviation.

Significant Amendment/Modification.

# Attachment A

## Revised Statement of Housing Needs and Strategy for Addressing Housing Need



## B.1. Revision of PHA Plan Elements

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

In July 1, 2024, Birmingham, AL had a population of 195,400 people with a median age of 35.9 and a median household income of \$65,123. Between 2022 and 2023 the population of Birmingham, AL declined from 4 to 196,444, a -0.12% decrease and its median household income grew from \$42,646 to \$44,376, a 1.04% increase.

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

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

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

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

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

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

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

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

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

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

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

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



# Attachment B

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



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

### **Deconcentration Rule (Housing Operations)**

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

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

Elyton Village: \$13,216.10 (AL001000001)	Rev. Dr. Morell Todd Homes: (AL001000011) \$10,259.69	Ralph Kimbrough Homes: (AL001000018) \$11,857.07
Southtown Court: \$16,338.52 (AL001000004)	Collegeville Center: (AL001000013) \$13,595.50	Benjamin Greene Village: (AL001000023) \$29,862.20
Charles P. Marks Village: (AL001000006) \$10,471.37	Russell B. Harris Homes: (AL001000014) \$16,991.96	
Smithfield Court: \$12,464.51 (AL001000009)	North Birmingham Homes: (AL001000016) \$12,326.78	
Tom Brown Village: (AL001000010) \$14,421.10	Cooper Green Homes: (AL001000017) \$16,044.83	

The current (2024) HUD published Median Income for the Birmingham-Hoover metropolitan area is \$94,400.00.00. Based on this amount, 30% of the area Median Income is \$28,320.00. HABD currently has only 1 site with average income at or above 30% of the median income.

**Economic and Social Deconcentration:** No revision for the plan year.

**Deconcentration and Income Mixing:** No revision for the plan year.

### **Other Policies That Govern Eligibility, Selection, And Admissions (Housing Operations)**

HABD is permitted to enact local preferences for housing placement. During the plan year its Board of Commissioners approved to institute a local limited preference for the Birmingham Reentry Alliance (BRA) in the Admissions and Continued Occupancy Policy (ACOP).

The Birmingham Reentry Alliance is a one-year pilot program launched in May 2024 by the City of Birmingham and local organizations to support the needs of those reentering the community after incarceration. The Birmingham Re-entry Alliance is a coordinated, holistic approach to transform how the city serves people released from state prisons with a focus on ensuring that justice-impacted families in Birmingham thrive. The program will serve up to 30 individuals with a high level of supportive services, workforce development training, and case management. To support their re-entry into the community, HABD will provide vouchers for eligible participants who are successfully engaging in services, which includes obtaining employment through a limited preference.

The preference is shared between the HCV and public housing programs, and is capped at 30 units per year. Following the adoption of the preference, HABD and the BRA team will meet to develop an implementation plan for the preference, including referral processes, roles and responsibilities of the parties, and criteria for eligibility. Following the development of these procedures, HABD will make the preference available.

### **Housing Choice Voucher Program**

HABD proposed to add an additional "limited" preference for participants of the Birmingham Re-Entry Alliance program. The Birmingham Reentry Alliance is a one-year pilot program launched in May 2024 by the City of Birmingham and local organizations to support the needs of those reentering the community after incarceration. The Birmingham Re-entry Alliance is a coordinated, holistic approach to transform how the city serves people released from state prisons with a focus on ensuring that justice-impacted families in Birmingham thrive.

The program will serve up to 30 individuals with a high level of supportive services, workforce development training, and case management. To support their re-entry into the community, HABD will provide housing assistance for eligible individuals who are successfully engaging in services which includes obtaining employment. This limited preference will allow up to 30 individuals to be assisted by HABD annually.

HABD proposes this preference to fulfill its goals of reducing homelessness among this population which is included in our 2025 Annual Plan. This goal is in line with recent HUD guidance and policy proposals which encourage PHAs to increase access to housing assistance to individuals with criminal histories. These individuals often face barriers to housing assistance, employment opportunities, and other supports that enhance rehabilitation and contribute positively to public safety. To this end, HUD published a proposed rule, "Reducing Barriers to HUD-Assisted Housing," which would prevent broad prohibitions for housing assistance to individuals with criminal records. HABD will separately review its policies to ensure alignment with best practices and HUD rules.

Additionally, Project-based vouchers (PBVs) allow PHAs to support the preservation or development of affordable housing by attaching a subsidy to a unit, or number of units in a housing project. PHAs use a portion of their allocated tenant-based vouchers as PBVs. Currently, HABD has the ability to project-base up to 1592 vouchers, in addition to the conversion of public housing units into PBV units through Thrive 2035.

Consistent with this Plan and the Agency's Five Year Plan, HABD will endeavor to expand the affordable housing options available to its participants and the larger community by establishing a goal of preserving or developing 1,000 units of housing subsidized by PBVs during the plan timeline. HABD intends to publish a solicitation for developers to request PBVs to support housing projects later this year, and seeks to amend its Administrative Plan to support the solicitation. Additionally, this update clarifies HABD policy and ensures compliance with HUD regulations, including the most recently adopted regulations.

Some of the updates include:

- HABD may award PBVs, both competitively and non-competitively
- Removal of selection criteria which will be defined in each solicitation, and may change with each solicitation
- Policy on the nature and provision of supportive services in association with PBV projects

HUD regulations require all new admissions to the Housing Choice Voucher program, including Project-based vouchers (PBV), be selected from the agency's waiting list in accordance with the Administrative Plan. In order to facilitate occupancy of Southtown Family and Southtown Senior, HABD now proposes to create waiting lists for those properties.

All PBV residents must be selected from a waiting list maintained by HABD which has chosen to maintain separate waiting lists for each PBV property. This revision to the Administrative Plan will allow HABD to create waiting lists for each property with preferences for returning Southtown families. Additionally, HABD will create one project-specific preference for these waiting lists for Returning Southtown families. A returning Southtown family is defined as a household that chose to return to Southtown as their permanent relocation option. Returning Southtown residents are placed on the waiting list at the time of its creation, in the order required by the Southtown Court Relocation Plan. The project-specific preference is described in the attached addendum.

HABD has chosen to maintain separate waiting lists for each PBV property. This revision to the Administrative Plan will allow HABD to create waiting lists for Cooper Green Homes with a preference for public housing residents at properties designated for redevelopment. The project-specific preference is also described in the attached addendum.

## Attachment B - Addendum Project Specific Preference



## **Addendum to Attachment B**

### **Project-Based Waiting List: Southtown Court and Southtown Senior**

The Housing Authority of the Birmingham District (HABD) hereby establishes the Project-Based Voucher Program and waiting list for Southtown Court and Southtown Senior development. HABD will maintain a separate waiting list for each building. The establishment of this program is consistent with the Authority's Plan, Five-year Plan, and Strategic Plan.

Southtown Court and Southtown Senior will have the following preferences:

- Returning Southtown Resident      10 points

Returning Southtown residents are placed on the waiting list at the time of its creation, in the order required on the Southtown Court Relocation Plan. A returning Southtown resident is defined as a household that chose to return to Southtown as their permanent relocation option under the relocation rights triggered by the Section 18 demolition of Southtown Court public housing. This preference is only available once for any family. Once all returning Southtown residents are permanently relocated (whether at Southtown Court Southtown Senior, or elsewhere) the preference points will cease to be available.

The local preferences of the HABD at Exhibit A also apply to Southtown Court and Southtown Senior.

The maximum preference points an applicant may apply for is ten (10). In the event an applicant selects two (2) preferences, and the total exceeds 10 points, HABD will assign the highest preference points and make notations in the current computer software and to the applicant's file.

At the time of application, initial determination of an applicant's entitlement to any of HABD's local preferences may be made on the basis of the applicant's certification of their qualification for the preference. Before selection is made, the qualification must be verified based on the preference chosen and the requirements listed in this Administrative Plan, respectively.

### **Opening and Closing of Applications**

The opening and closing of the waiting list criteria are consistent with Section V: Applying of Assistance, of the Administrative Plan.

### **Selection Criteria**

The waiting list selection criteria is consistent with Exhibit D: Section 8 Project-Based Voucher Program, of this Administrative Plan.

### **Informal Review or Hearing**

The informal review process is consistent with Section X: Grounds for Denial or Termination of Assistance, of the Administrative Plan, and with Federal Regulations: 24 CFR 982.554.

### **Project-Based Waiting List: Cooper Green Homes**

The Housing Authority of the Birmingham District (HABD) hereby establishes the Project- Based Voucher Program waiting list for Cooper Green Homes. The establishment of this program is consistent with the Authority's PHA Plans and its Strategic Plan.

Cooper Green Homes will have the following preferences:

- Returning Cooper Green Resident      10 points (absolute preference)
- Public Housing Resident                10 points

A returning Cooper Green resident is defined as a household that chose to return to Cooper Green Homes as their permanent relocation option under the relocation rights triggered by the RAD/Section 18 conversion of Cooper Green public housing. This preference is only available once for any family. Once all returning Cooper Green residents are leased in PBV units at Cooper Green the preference points will cease to be available.

Public housing residents in good standing which reside at developments targeted for redevelopment, demolition, or other repositioning activity which may require displacement and/or relocation are eligible for this preference. Eligibility is determined by the public housing site being named in the PHA's most recent Annual Plan and designated for redevelopment.

The local preferences of the HABD also apply to Cooper Green Homes, however the site-specific preferences supersede the local preferences.

The maximum preference points an applicant may apply for is ten (10). In the event an applicant selects two (2) preferences, and the total exceeds 10 points, HABD will assign the highest preference points and make notations in the current computer software and to the applicant's file. However, returning Cooper Green residents have an absolute preference over any other waiting list applicant, and will be housing prior to any other applicant regardless of date of application or any other criteria.

At the time of application, initial determination of an applicant's entitlement to any of HABD's local preferences may be made on the basis of the applicant's certification of their qualification for the preference. Before selection is made, the qualification must be verified based on the preference chosen and the requirements listed in this Administrative Plan, respectively.

### **Opening and Closing of Applications**

The opening and closing of the waiting list criteria are consistent with Section V: Applying of Assistance, of the Administrative Plan.

### **Selection Criteria**

The waiting list selection criteria is consistent with Exhibit D: Section 8 Project-Based Voucher Program, of this Administrative Plan.

### **Informal Review or Hearing**

The informal review process is consistent with Section X: Grounds for Denial or Termination of Assistance, of the Administrative Plan, and with Federal Regulations: 24 CFR 982.554.

## Attachment C

### Revised Financial Resources





### Attachment C - Financial Resources

<b>Financial Resources:      Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2025 grants)</b>		
a) Public Housing Operating Fund	<b>32,105,100</b>	
b) Public Housing Capital Fund	<b>3,362,934</b>	
c) Annual Contributions for Section 8 Tenant-Based Assistance	<b>47,242,780</b>	
d) Resident Opportunity and Self-Sufficiency Grants - ROSS	<b>229,250</b>	
e) Youth Build Grant (See below)	<b>750,000</b>	
Other Federal Grants (list below) FSS	<b>244,521</b>	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b> Youth Build Grant, reported total award in prior year		
<b>3. Public Housing Dwelling Rental Income</b>	<b>7,148,277</b>	Operations
<b>4. Other income (list below)</b>		
Income on Investments	<b>200,000</b>	Operations
<b>Sales and Services (Maintenance Services Charges to Resident Accounts)</b>	<b>201,778</b>	Operations
Other Income Section 8 Administrative Fees	<b>4,140,360</b>	
<b>Total resources</b>	<b>95,625,000</b>	

# Attachment D

## Revised Rent Determination



**ATTACHMENT D: RENT DETERMINATION****Statement on Flat Rents (Housing Operations)**

The flat rent were not revised during the plan year.

**NOTE: Federal Mandated Changes to Flat Rent.**

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

**Rent Determination: (Section 8)**

No changes to rent determination policies were made since the last plan. However, this plan year, HABD will update rent determination policies and implement them according to HUD's guidelines regarding Housing Opportunity Through Modernization Act (HOTMA). Implementation will be no later than July 1, 2025. Per PIH Notice 2024-38, HABD must comply with Section 102 and 104 of HOTMA once its software (Yardi) is fully converted to submit transactions to the Housing Information Portal. A timeline for conversion has not yet been provided by Yardi.

# Attachment E

## Revised Operation and Management



## **ATTACHMENT E: OPERATION and MANAGEMENT**

### **Statement of Rules, Standards and Policies of the PHA Governing Maintenance and Management of Housing Owned, Assisted or Operated by the PHA which includes the Prevention and Eradication of Pests**

Services for the prevention and eradication of pests were expanded to include the elimination of reptiles (snakes) at some public housing sites during the plan year, namely: AL001000023 Roosevelt City-Benjamin Greene Homes, AL001000014 Russell B. Harris Homes, and AL001000013 Collegeville Center.

### **Information Technology (IT)**

IT plans to start upgrading all agency computers, phones, printers, and web cameras in 2025 to support future data processing growth needs. Collaborating with finance, IT will determine the funds available to support this initiative, and will facilitate new mobile data processing strategies that support client cloud resource use. In 2024, improvements were also made to the agency's primary data processing system, Yardi (Voyager), by implementing VendorCafe. This module enables vendors to create profiles on an online portal where they can submit purchase orders (PO) and contract invoices for payment, track their payment status, and submit required compliance documentation. Vendors can also view their historical payment data. To ensure vendors understand how to use this platform, IT and Procurement hosted several virtual and in-person training sessions throughout the year.

IT plan to leverage new technology, resources, and training opportunities to ensure improved services and support. In 2024, the IT department implemented several new solutions for the agency, as outlined in the updates. For the first quarter of 2025, IT plans to assist real estate development with job cost/construction solutions, enhance public safety with security updates, and support HR and Finance with the implementation of Paylocity, among other initiatives.

IT is also working with Yardi to improve RentCafe, the online portal for residents. Currently, residents can pay their rent, apply for open waiting lists, and submit work order requests. IT is developing features to enable Annual and Interim Recertification within RentCafe, allowing residents to submit documentation online for the Housing Choice Voucher and Public Housing programs from any device. This enhancement will reduce the time and effort required for staff to schedule office visits for data collection and entry. In April 2024, IT established an online technical knowledge base that contains basic system instructions and videos to aid agency staff in utilizing each system effectively.

### **Human Resources (HR)**

Human Resources (HR) has diligently worked to develop a Phase I training program for management with a Training and Development plan for managers and staff. Planning will further include the development of a Phase I shadowing program for staff by Dec 2025. Job shadowing/cross training is part of the Training and Development plan.

HR is looking to enhance leadership development opportunities for leaders and staff through June 2028. This task has been assigned to ensure follow through. HR will assess departments to identify staffing needs and areas for opportunities, promote a positive and thriving work environment and increased productivity. One assessment strategy was conducting listening sessions in 2024.

HR administered an engagement survey which was distributed to all employees in December 2024. Also, an Alternate Work Options Program is currently in the implementation stages. HABD believes that it is vitally important to review its employee benefits program to identify trends, reengage employees and remain competitive in industry, and has a goal to implement identified changes by Jan 2028. Finally, in 2024 HR enhanced the On-Call Policy; filled 51 vacant positions with new/re-hires (65% increased hires over last year); promoted 17 employees.

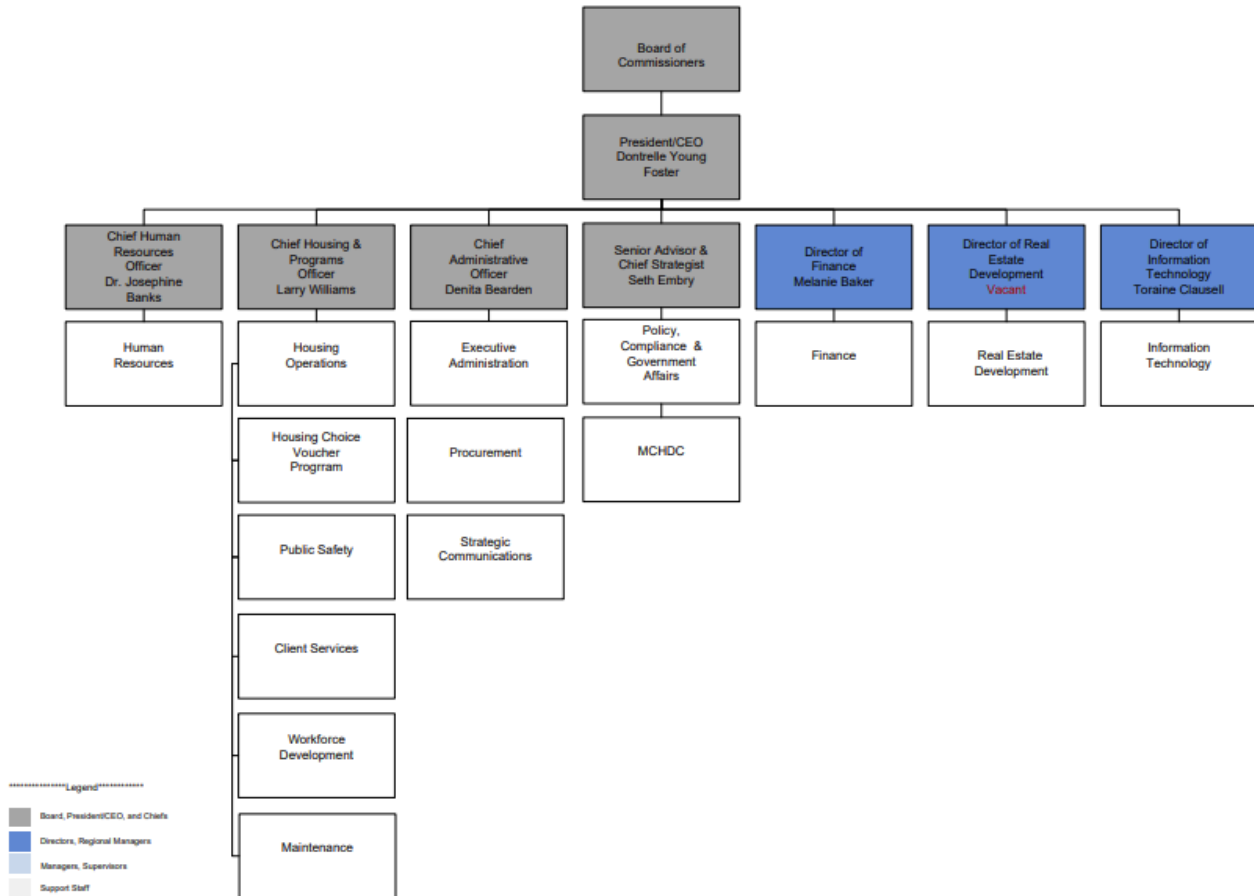
# Attachment E: Operations and Management (Human Resources) Revised Organizational Chart



## Organizational Chart

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

### Agency Organizational Chart





## Attachment F Grievance Procedures



**ATTACHMENT F: GRIEVANCE PROCEDURES AND PET POLICY**

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

# Attachment G

## Homeownership Program



## **ATTACHMENT G: HOMEOWNERSHIP**

### **Public Housing Homeownership Program**

Currently, HABD's Homeownership program is based on a 5(h) Lease Homeownership Program with the purpose of providing affordable home ownership opportunities for working class families. The program currently has an inventory of thirty-five (35) units which are being rehabilitated and sold in compliance with the 5(h) plan.

Over the plan year, HABD will undertake the following activities:

- Continue the rehabilitation and sale of single family homes to income-eligible families according to the requirements of the 5(h) plan
- Engage real estate professionals to facilitate the effective sale of homes
- Use a variety of federal and non-federal funding sources to acquire land and homes for the development of affordable and mixed-income single family housing
- Seek effective partnerships with organizations to provide support, funding, and other resources for an effective homeownership program
- Develop and implement a Section 32 Plan to allow for the future sale of existing or newly acquired public housing units to eligible purchasers, provide capital funds to assist public housing families in purchasing a home, and use capital funds to acquire homes to be sold to eligible low-income families.

Additionally, HABD will seek to include single family development in its mixed-finance, RAD, and Choice Neighborhood programs.

### **Housing Choice Voucher (HCV) Homeownership Program**

HABD has a strategic plan to implement and expand its HCV Homeownership Program as reflected in the Agency's 5 Year Plan. HABD will increase internal capacity to manage the program and effectively increase the number of HCV participants that use their voucher to subsidize the purchase of homes which provides families with greater long-term stability, financial independence and the opportunity to build generational wealth. Accordingly, the HCV Homeownership Program is currently active and accepting applications with 50 applicants on the waiting list.

# Attachment H

## Revised Community Service and Self Sufficiency Programs



## **ATTACHMENT H: COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAMS**

### **Client Services**

#### Triage Initiative

The Client Services Division at Housing Authority of the Birmingham District (HABD) continues to maximize the success of the triage initiative for the agency. The triage initiative ensures centralized efforts benefitting each of HABD's communities. This initiative is designed to support our residents in four key areas: Economic Empowerment, Educational Advancement, Health and Wellness, and Character Development.

The Triage Initiative process consists of an initial assessment for new residents, development of action plans which results in connecting residents with suitable partner services, progress monitoring, and culminating with an annual review.

#### Empowerment Centers

To address the critical need for comprehensive on-site support services in each public housing development, the HABD has launched the Empowerment Center program. This initiative will transform each community center into a centralized resource hub, providing residents access to educational, financial, and mental health programs designed to foster self-sufficiency.

#### Every Day Counts

The HABD, in collaboration with the Birmingham City School system, holds a monthly lottery for families in HABD housing. To participate, a family must have a child with perfect attendance that month; the winning family will receive a subsidy for utilities, rent, or other household expenses. Donations from HABD partners.

### **Section 3 Program**

HABD set a goal to increase Section 3 participation in all covered projects by 2%. To achieve our goal, we successfully expanded engagement efforts in 2024. Compared to the previous year, participation in Section 3 projects rose by over 2%. We organized several job fairs purposed specifically at informing residents of HABD public housing and the Housing Choice Voucher programs about available Section 3 job opportunities. The Director of Workforce Development/Section 3 proactively participated in pre-bid and project progress meetings throughout the year to enhance vendor awareness of Section 3 compliance obligation, and to consistently monitor and evaluate participation and activity levels. Additionally, we held individualized meetings to reinforce the importance of Section 3 compliance, ensuring that all stakeholders understood their roles and responsibilities.

The Section 3 program is dedicated to promoting long-term employment for residents of the Housing Authority by connecting them with job training, apprenticeship opportunities, and direct employment pathways within local businesses. By prioritizing the hiring of residents and fostering

partnerships with employers, the program aims to equip individuals with the skills and resources necessary for sustainable employment, ultimately leading to economic stability and improved quality of life in the community. Consequently, we support Resident Owned Businesses (ROBs) and assisted in the development of two ROBs which positioned them to awarded contracts for upcoming projects.

HABD hosted an entrepreneurship workshop for HABD's residents. Eight residents participated, and as a result, two businesses were formed and are now actively operating. The Section 3 program provided support by covering the cost of their LLC licenses, helping to ensure a solid foundation for these new ventures. This initiative reflects our commitment to fostering economic growth and job creation within the community.

HABD strives to achieve documented compliance on all Section 3 covered projects and activities. The agency recently purchased the Labor Compliance and Certified Payroll (LCP) Tracker software to accurately track Section 3 compliance. This investment is targeted to enhance our ability to monitor and report on compliance requirements, ensuring that we effectively support economic opportunities for low-income residents. By utilizing this software, we will streamline our processes and further our commitment to transparency and accountability in our initiatives. These goals are in line with the agency's strategic direction emphasizing the need for continuous updates to staff and commissioners, engagement with residents through informational sessions, and leveraging media and digital platforms to highlight our initiatives.

## **Workforce Development**

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

- **YouthBuild Partnership:** Partner with the YouthBuild program for educational, workforce, and life skills development. Job training opportunities were also extended to the participants of the YouthBuild program, providing them with valuable skills and resources. In addition to this, we offered education scholarships to help support their academic pursuits and further enhance their career prospects. By investing in both training and education, we are committed to empowering the youth in our community and fostering their growth and success.
- **Launch Institute:** Initiate a Workforce Development Institute. This initiative is currently in the planning stages. We are actively seeking to expand our search for partners who can enhance the program and provide additional resources. By collaborating with more organizations, we aspire to strengthen our offerings and better support the participants in their career development and educational pursuits.
- **Electronic Communication:** Implement electronic communication to inform residents of employment and training opportunities. We are still actively looking for programs that align with our initiatives to fully address the needs of the residents we serve. Our goal is to find partnerships and resources that effectively address the specific challenges and aspirations of our community members. By identifying the right programs, we can ensure

that we provide the most relevant support and opportunities for their growth and development.

- Vetted List of Residents: Establish a vetted list of over 500 residents interested in employment and/or training opportunities. The vetted list of residents currently stands at 252, and we plan to continue growing this list of individuals who are interested in employment and training opportunities. By expanding our outreach and engagement efforts, we can connect with more residents and provide them with the resources and support they need to enhance their job prospects and skill development.
- To launch a Workforce Essentials Closet (a boutique shopping experience) for HABD Public Housing Residents who are actively seeking employment and/or training opportunities. The closet also would be available to those individuals needing essential work attire throughout their employment.



# Attachment I

## Safety and Crime Prevention



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

# Attachment J

## Asset Management



## **ATTACHMENT J: ASSET MANAGEMENT**

**No revision for the plan year.**

## Attachment K

### Substantial Deviation



**ATTACHMENT K: SUBSTANTIAL DEVIATION**

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

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

# Attachment L

## Significant Amendment/Modification



**ATTACHMENT L: SIGNIFICANT AMENDMENT/MODIFICATION**

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

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

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





Section B.2 contains new activities relating to the elements of the PHA Plan which are planned for Fiscal Year 2026. A summary of each revision is attached to this section.

Hope VI or Choice Neighborhoods. ✓

Mixed Finance Modernization or Development.

Demolition and/or Disposition. ✓

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

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

Occupancy by Over-Income Families.

Occupancy by Police Officers.

Project-Based Vouchers. ✓

Units with Approved Vacancies for Modernization. ✓

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

# Attachment M

## New Activities: HOPE VI and Choice Neighborhoods



## B.2 NEW ACTIVITIES

### ATTACHMENT M: HOPE VI and CHOICE NEIGHBORHOODS

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

Phase	Name	Estimated Year	Total Units	Replacement Units
1	JCCEO HQ	2025	101	80
2	Parker High School Surplus A	2026	151	65
3	On-Site West (new library)	2027	127	48
4	On-Site Center	2028	153	61
5	Library site	2029	99	79
6	On-site East	2030	149	59
7	Parker High School Surplus B	2031	140	64
		<b>Totals</b>	<b>920</b>	<b>456</b>

The Housing Authority of the Birmingham District (HABD) was awarded a \$500,000.00 Choice Neighborhood Planning Grant September 16, 2024 for the Rev. Dr. Morrell Todd Homes (AL001000011) community. HABD submitted an Amendment to its 2025 Annual Plan to ensure that this new activity was a part of its 2025 PHA Plan. The amendment included information to describe the neighborhood plan contained in the grant application submitted June 7, 2024.

HABD reserves the right to apply for other Choice Neighborhood Implementation and Planning Grants for a public housing site to be identified as we assess the repositioning plan for its portfolio.

# Attachment N

## New Activities: Demolition and Disposition

Public Housing Units Proposed for Demolition and Disposition



The Housing Authority of the Birmingham District (HABD) will pursue demolition and/or disposition activities to support its Thrive 2035 repositioning strategy as set forth in Attachment O of this plan. The following list reflects demolition and disposition activities that HABD intends to commence and/or complete during the plan year which may or may not be shown in Attachment O.


1. **Multiple Properties** - Thirty-five (35) structural damaged units located in multiple properties.
2. **Ralph Kimbrough Homes (AL001000018)** - Eight (8) units will be demolished that were damaged by fire resulting in a total loss of the units.
3. **Smithfield Court (AL001000009)** - Four hundred fifty-six (456) units will be demolished in accordance with the Choice Neighborhood Implementation Plan. It is expected that demolition will commence in 2025 and will be done in three phases.
4. **Marks Village (AL001000006)** - Two hundred two dwelling units (202) and two (2) non-dwelling units will be demolished in accordance with the previous approval.
5. **Elyton Village Gymnasium (AL001000001)** - One (1) non-dwelling building will be demolished upon approval of a non-dwelling demolition application.
6. **Collegeville Center (AL001000013)** - One hundred fifty (150) units to be demolished for a new off-site development of public housing units under the Section 8 platform.
7. **Multiple Properties** - HABD has an approved 5(h) plan, and will dispose of single-family houses within the 5 (h) plan's inventory over the course of the fiscal year.

# Attachment O

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



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

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

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

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

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

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

The current phasing plan is below, but is subject to change based on market conditions, availability of financing, and other factors.

THRIVE 2035 DRAFT PHASE PLAN				
PROJECT #	PROJECT NAME	# UNITS	PHASE LEVEL	PHASE YEAR
AL001000001	Elyton Village	478	1	2027-2030
AL001000006	Charles P. Marks Village	298	1,2	2024-2027 (1) 2027-2030 (2)
AL001000009	Smithfield Court	456	1-7	2024-2027 (1-2) 2027-2030 (3-5) 2030-2035 (6-7)
AL001000010	Tom Brown Village	248	3	2030-2035
AL001000011	Rev. Dr. Morrell Todd Homes	456	2,3, TBD	2027-2035
AL001000013	Collegeville Center	394	1,2	2024-2027 (1) 2027-2030 (2)
AL001000014	Russell B. Harris Homes	188	3	2030-2035

AL001000016	North Birmingham Homes	271	3	2030-2035
AL001000017	Cooper Green Homes	227	1	2024-2027
AL001000018	Ralph Kimbrough Homes	231	1	2024-2027
AL001000023	Roosevelt City/Benjamin Greene Homes	118	2	2027-2030

## RAD AND SECTION 18 BLEND WITH TRANSFER OF ASSISTANCE

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

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

The RAD conversions will include the following elements.

1. The unit count will remain the same pre-conversion and post-conversion.
2. Any change in bedroom distribution will be based on needs of the existing residents to assure protection all residents in accordance with the resident rights under the RAD Program.
3. Some public housing units will be relocated through a RAD Transfer of Assistance (TOA). The TOA projects are determined based on environmental factors that may impede redevelopment of the existing site.

The chart below identifies each of the properties and the anticipated repositioning strategy which is subject to change.

PROJECT #	PROJECT NAME	# UNITS	REPOSITIONING STRATEGY
AL001000001	Elyton Village	478	RAD/Section 18 Blend
AL001000006	Charles P. Marks Village	500	RAD/Section 18 Blend Transfer of Assistance
AL001000009	Smithfield Court	456	CNI/RAD/Section 18 Blend/Transfer of Assistance
AL001000010	Tom Brown Village	248	RAD/Section 18 Blend



AL001000011	Rev. Dr. Morrell Todd Homes	456	CNI/RAD/Section 18 Blend/Transfer of Assistance
AL001000013	Collegeville Center	394	RAD/Section 18 Blend/Transfer of Assistance
AL001000014	Russell B. Harris Homes	188	RAD/Section 18 Blend
AL001000016	North Birmingham Homes	271	RAD/Section 18 Blend
AL001000017	Cooper Green Homes	227	RAD/Section 18 Blend
AL001000018	Ralph Kimbrough Homes	231	RAD/Section 18 Blend
AL001000023	Roosevelt City/Benjamin Greene Homes	118	RAD/Section 18 Blend
AL001000031	Park Place	87	RAD
AL001000032	Park Place II	85	RAD
AL001000033	Park Place III	68	RAD
AL001000034	Tuxedo Terrace	56	RAD
AL001000035	Tuxedo Terrace II	54	RAD
AL001000037	Glenbrook at Oxmoor	50	RAD
AL001000040	Mason City I	6	Complete 5h Homeownership
AL001000042	Mason City III	8	Complete 5h Homeownership
AL001000043	Mason City IV	1	Complete 5h Homeownership
AL001000044	Tuxedo Terrace Phase I	9	Complete 5h Homeownership
AL001000045	Tuxedo Terrace Phase II	6	Complete 5h Homeownership
AL001000046	Tuxedo Terrace III	6	Complete 5h Homeownership

## **RAD PBVs RESIDENT RIGHTS AND PARTICIPATION**

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

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

3. Renewal of Lease. Under current regulations at 24 CFR § 983.257(b)(3), upon lease

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

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

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

HABD will utilize the Three-Year Phase-in:

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

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

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

- a. If a PHA has an HCV FSS program, a PHA must convert the PH FSS program participants at the covered project to their HCV FSS program. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility of PHAs under a RAD conversion.
- b. If a PHA does not have an HCV FSS program, the PHA must establish an HCV FSS program and convert the PH FSS program participants at the covered project into their HCV FSS

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

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

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

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

- i. A reasonable period of time, but not to exceed 30 days:
  - If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
  - In the event of any drug-related or violent criminal activity or any felony conviction;
- ii. 14 days in the case of nonpayment of rent; and
- iii. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

b. Grievance Process. HUD is incorporating additional procedural rights to comply with the requirements of section 6 of the Act. For issues related to tenancy and termination of assistance, PBV program rules require the PHA to provide an opportunity for an informal hearing, as outlined in 24CFR § 982.555. RAD will waive 24 CFR § 982.555(b) in part,

which outlines when informal hearings are not required, and require that:

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

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

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

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

iv. The PHA (as owner) provide opportunity for an informal hearing before an eviction.

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

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

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

### **RAD PBV: Other Miscellaneous Provisions**

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

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

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

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

If a project-specific waiting list for the project does not exist, the PHA shall establish a waiting list in accordance 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA’s public housing community-wide waiting list have been offered placement on the converted project’s initial waiting list. For the purpose of establishing the initial waiting list, PHAs have the discretion to

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

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

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

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

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

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

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

Generally, PHAs receive ongoing administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998" and 24 CFR 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing administrative fees for PBV RAD units. After this transition period, the ACC will be amended to include section 8 funding that corresponds to the units covered by the ACC. At that time, the regular section 8 administrative fee funding provisions will apply.

# Attachment P

## New Activities: Occupancy by Police Officers





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

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

# Attachment Q

## New Activities: Project Based Voucher Program



## ATTACHMENT Q: REVISED PROJECT BASED VOUCHERS OTHER PROJECT BASED VOUCHERS

During the Plan Year, HABD will implement a Project Based Voucher (PBV) Program to assist with public housing repositioning strategies and the preservation and development of affordable housing in its jurisdiction. HABD intends to utilize PBVs for on-site, transfer of assistance, and all other options available now and in the future. HABD outlined its geographic and other criteria for the location of PBVs in its 5 Year and HCV Administrative Plans. HABD will also explore the feasibility of the Restore-Rebuild program to activate some Faircloth Authority with new units. HABD's PHA Plan allows for PBVs to be used on HABD-owned land and housing.

The current 5 Year Plan outlines HABD's goal to award 1,000 PBVs over the course of the next five years, and solicitations will be posted to assist in meeting that goal. The phases are outlined in the chart below.

Phase	Location	RAD Replacement	NON-RAD PBV Replacement	LIHTC-only	Market Rate	Total Units
Phase 1 Rehab/New Construction Graymont School	TOA	30	50	21	0	101
Phase 2 New Construction Parker HS - A	TOA	24	41	48	38	151
Phase 3 New Construction On-Site West	Onsite	18	30	46	33	127
Phase 4 New Construction On-Site Center	Onsite	23	38	53	39	153
Phase 5 Rehab Library Site	TOA	30	49	20	0	99
Phase 6 New Construction On-Site East	Onsite	22	37	52	38	149
Phase 7 New Construction Parker HS - B	TOA	24	40	39	37	140
<b>TOTAL</b>		<b>171</b>	<b>285</b>	<b>279</b>	<b>185</b>	<b>920</b>

Housing Opportunity Through Modernization Act (HOTMA) added section 8(o)(13)(N) to the Act, which allows a PHA to attach PBV assistance to units in a project for which the PHA has an ownership interest. HABD will exercise this authority on units under its ownership, including replacement housing for Smithfield Court and Glenbrook at Oxmoor.

The Housing Authority of the Birmingham District (HABD) received a FY2023 \$50 million Choice Neighborhood Implementation (CNI) Grant for the Smithfield-College Hills-Graymont neighborhood area that targets the redevelopment of the Smithfield Court (AL001000009) public housing site. As part of this initiative, HABD is partnering with Integral Properties/Rule Enterprises (CNI Housing Implementation Entity) to submit financing applications for the new construction and/or rehabilitation of 920 mixed-income apartments. HABD will serve as non-manager member/general partner of the limited partnerships for all phases and also serve as ground lessor for phases planned onsite for the Smithfield public housing community.

HABD anticipates project-basing 285 vouchers as replacement units for Smithfield Court public housing units, alongside 171 RAD units, in accordance with HOTMA and PIH Notice 2017-21. Additionally, HABD anticipates placing 50 vouchers on units at Glenbrook at Oxmoor, a development HABD is acquiring ownership of in 2025.

# Attachment R

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

Charts Showing Public Housing Units Approved as  
Undergoing Modernization



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

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

Elyton Village Modernization Units						
AMP Number	Building Number	Entrance Number	Unit	Address	Effective Date	Expiration Date
AL001000001	000010	1	61	339 3rd Street West	5/14/2024	5/14/2025
AL001000001	000010	2	62	337 3rd Street West	5/14/2024	5/14/2025
AL001000001	000010	3	63	335 3rd Street West	5/14/2024	5/14/2025
AL001000001	000010	4	64	333 3rd Street West	5/14/2024	5/14/2025
AL001000001	000010	5	65	331 3rd Street West	5/14/2024	5/14/2025
AL001000001	000010	6	66	329 3rd Street West	5/14/2024	5/14/2025
AL001000001	000012	1	75	311 3rd Street West	5/14/2024	5/14/2025
AL001000001	000012	2	76	309 3rd Street West	5/14/2024	5/14/2025
AL001000001	000012	3	77	307 3rd Street West	5/14/2024	5/14/2025
AL001000001	000012	4	78	305 3rd Street West	5/14/2024	5/14/2025
AL001000001	000012	5	79	303 3rd Street West	5/14/2024	5/14/2025
AL001000001	000012	6	80	301 3rd Street West	5/14/2024	5/14/2025
AL001000001	000027	1	181	222 4th Court West	9/25/2024	9/25/2025
AL001000001	000034	4	231	307 2nd Street West	9/25/2024	9/25/2025
AL001000001	000107	3	669	45 Graymont Ave West	10/31/2024	10/31/2025
AL001000001	000019	9	128	418 2nd Street West	11/25/2024	11/25/2025

Charles P. Marks Village Modernization Units						
AMP Number	Building Number	Entrance Number	Unit	Address	Effective Date	Expiration Date
AL001000006	000006	1	205	7587 66th Street South	8/1/2024	08/01/205
AL001000006	000053	6	236	7518 66th Street South	8/1/2024	8/1/2025
AL001000006	000051	4	226	6531 Interlaken Avenue South	5/14/2024	5/14/2025
AL001000006	000066	6	298	7529 66th Courtway South	5/14/2024	5/14/2025
AL001000006	000073	6	332	7538-66th Courtway South	2/29/2024	2/28/2025
AL001000006	000114	4	500	6823 Interlaken Way South	2/29/2024	2/28/2025
AL001000006	000066	3	295	7535 66th Courtway South	9/3/2024	9/3/2025
AL001000006	000073	1	328	7530 66th Courtway South	9/3/2024	9/3/2025
AL001000006	000086	1	377	6708 Joppa Avenue South	9/3/2024	9/3/2025
AL001000006	000100	3	463	6812 Joppa Avenue South	9/3/2024	9/3/2025
AL001000006	000109	2	474	6834 Joppa Avenue South	9/3/2024	9/3/2025
AL001000006	000069	4	314	6619 Interlaken Avenue South	9/25/2024	9/25/2025
AL001000006	000069	3	313	6617 Interlaken Avenue South	9/25/2024	9/25/2025
AL001000006	000047	2	208	7577 66th Street South	6/5/2024	6/4/2025
AL001000006	000056	4	248	7542 66th Street South	7/18/2024	7/17/2025
AL001000006	000057	3	255	7556 66th Street South	7/18/2024	7/17/2025
AL001000006	000066	2	296	7533 66th Courtway South	7/18/2024	7/17/2025
AL001000006	000066	5	297	7531 66th Courtway South	7/18/2024	7/17/2025
AL001000006	000097	3	445	6823 Joppa Avenue South	7/18/2024	7/17/2025
AL001000006	000066	1	293	7539 66th Courtway South	10/31/2024	10/31/2025
AL001000006	000067	4	302	6626 Joppa Avenue South	10/31/2024	10/31/2025
AL001000006	000072	4	326	6646 Joppa Avenue South	10/31/2024	10/31/2025
AL001000006	000073	6	332	7538 66th Courtway South	10/31/2024	10/31/2025
AL001000006	000074	5	337	7548 66th Courtway South	10/31/2024	10/31/2025
AL001000006	000078	4	404	7561 67th Courtway South	10/31/2024	10/31/2025
AL001000006	000100	1	461	6808 Joppa Avenue South	10/31/2024	10/31/2025
AL001000006	000107	2	458	6802 Joppa Avenue South	10/31/2024	10/31/2025
AL001000006	000114	1	497	6829 Interlaken Ave South	10/31/2024	10/31/2025
AL001000006	000061	2	272	6612 Kimberly Ave South	11/25/2024	11/25/2025
AL001000006	000092	2	420	6826 Kimberly Ave South	11/25/2024	11/25/2025
AL001000006	000093	2	426	6838 Kimberly Ave South	11/25/2024	11/25/2025



Smithfield Court Modernization Units						
AMP Number	Building Number	Entrance Number	Unit	Address	Effective Date	Expiration Date
AL001000009	000006	1	40	836-1st Street North	8/1/2024	8/1/2025
AL001000009	000023	5	159	918-1st Street North	8/1/2024	8/1/2025
AL001000009	000023	6	160	920-1st Street North	8/1/2024	8/1/2025
AL001000009	000065	1	461	270-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	10	470	288-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	2	462	272-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	3	463	274-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	4	464	276-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	5	465	278-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	6	466	280-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	7	467	282-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	8	468	284-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	9	469	286-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000067	1	475	842-3rd Street North	5/14/2024	5/14/2025
AL001000009	000067	2	476	844-3rd Street North	5/14/2024	5/14/2025
AL001000009	000067	4	478	848-3rd Street North	5/14/2024	5/14/2025
AL001000009	000026	5	183	59-9th Court North	2/29/2024	2/28/2025
AL001000009	000003	2	018	48-8th Avenue North	9/3/2024	9/3/2025
AL001000009	000023	7	161	922-1st Street North	9/3/2024	9/3/2025
AL001000009	000028	2	192	41-9th Court North	9/3/2024	9/3/2025
AL001000009	000028	5	195	35-9th Court North	9/3/2024	9/3/2025
AL001000009	000037	2	256	920-2nd Street North	9/3/2024	9/3/2025
AL001000009	000044	7	319	903-1st Street North	9/3/2024	9/3/2025
AL001000009	000051	3	365	914-3rd Street North	9/3/2024	9/3/2025
AL001000009	000053	6	382	277-9th Court North	9/3/2024	9/3/2025
AL001000009	000055	4	396	249-9th Court North	9/3/2024	9/3/2025
AL001000009	000059	6	424	917 2nd Street North	9/3/2024	9/3/2025
AL001000009	000062	6	448	244-8th Avenue North	9/3/2024	9/3/2025
AL001000009	000001	4	004	20 8th Avenue North	9/25/2024	9/25/2025
AL001000009	000019	2	129	46-9th Avenue North	6/5/2024	6/4/2025
AL001000009	000027	2	186	53-9th Court North	6/5/2024	6/4/2025
AL001000009	000034	5	237	154-9th Avenue North	6/5/2024	6/4/2025
AL001000009	000069	1	489	287-9th Avenue North	6/5/2024	6/4/2025
AL001000009	000072	1	511	243-9th Avenue North	6/5/2024	6/4/2025
AL001000009	000075	1	531	859-2nd Street North	6/5/2024	6/4/2025
AL001000009	000019	4	132	52-9th Avenue North	7/18/2024	7/17/2025
AL001000009	000044	8	320	901-1st Street North	7/18/2024	7/17/2025
AL001000009	000045	1	321	214-9th Avenue North	7/18/2024	7/17/2025

AL001000009	000045	5	325	222-9th Avenue North	7/18/2024	7/17/2025
AL001000009	000047	5	341	254-9th Avenue North	7/18/2024	7/17/2025
AL001000009	000057	9	413	215-9th Court North	7/18/2024	7/17/2025
AL001000009	000073	3	519	227-9th Avenue North	7/18/2024	7/17/2025
AL001000009	000031	5	215	919 Center Street North	5/7/2024	5/7/2025
AL001000009	000031	6	216	917 Center Street North	5/7/2024	5/7/2025
AL001000009	000036	1	247	902-2nd Street North	5/7/2024	5/7/2025
AL001000009	000066	2	473	838-3rd Street North	5/7/2024	5/7/2025
AL001000009	000076	1	542	837-2nd Street No	4/5/2024	4/5/2025
AL001000009	000004	2	024	60 8th Avenue North	10/31/2024	10/31/2025
AL001000009	000013	5	089	23 9th Avenue North	10/31/2024	10/31/2025
AL001000009	000017	4	116	20 9th Avenue North	10/31/2024	10/31/2025
AL001000009	000018	1	123	34 9th Avenue North	10/31/2024	10/31/2025
AL001000009	000061	8	440	228 8th Avenue North	10/31/2024	10/31/2025
AL001000009	000071	4	508	249 9th Avenue North	10/31/2024	10/31/2025
AL001000009	000010	6	072	57 9th Ave North	11/25/2024	11/25/2025
AL001000009	000013	2	086	29 9th Ave North	11/25/2024	11/25/2025
AL001000009	000017	9	121	30 9th Ave North	11/25/2024	11/25/2025
AL001000009	000025	9	177	71 9th Court North	11/25/2024	11/25/2025
AL001000009	000044	1	313	915 1st Street North	11/25/2024	11/25/2025
AL001000009	000045	10	330	232 9th Avenue North	11/25/2024	11/25/2025
AL001000009	000045	8	328	228 9th Avenue North	11/25/2024	11/25/2025
AL001000009	000053	5	381	279 9th Court North	11/25/2024	11/25/2025
AL001000009	000075	6	536	849 2nd Street North	11/25/2024	11/25/2025

Tom Brown Village Modernization Units						
AMP Number	Building Number	Entrance Number	Unit	Address	Effective Date	Expiration Date
AL001000010	000028	4	678	541 41st Place North	5/14/2024	5/14/2025
AL001000010	000007	5	531	4111 5th Court North	9/25/2024	9/25/2025
AL001000010	000033	5	703	4148 Airport Highway	9/25/2024	9/25/2025
AL001000010	000006	4	524	4125 5th Court North	6/5/2024	6/4/2025
AL001000010	000007	3	529	4115-5th Court North	7/18/2024	7/17/2025
AL001000010	000027	4	674	549 41st Place North	7/18/2024	7/17/2025
AL001000010	000034	4	708	4158 Airport Highway	7/18/2024	7/17/2025
AL001000010	000036	5	719	4208 Airport Highway	7/18/2024	7/17/2025
AL001000010	000040	6	735	4244 Airport Highway	7/18/2024	7/17/2025
AL001000010	000019	4	612	563 41st Street North	5/7/2024	5/7/2025
AL001000010	000036	1	716	4202 Airport Highway	4/5/2024	4/5/2025
AL001000010	000003	3	508	4161 5th Court North	10/31/2024	10/31/2025
AL001000010	000026	4	667	563 41st Place North	10/31/2024	10/31/2025
AL001000010	000030	2	685	527 41st Place North	10/31/2024	10/31/2025
AL001000010	000032	1	696	4180 5th Court North	10/31/2024	10/31/2025
AL001000010	000044	2	748	502 43rd Street North	10/31/2024	10/31/2025
AL001000010	000001	1	501	4175 5th Court North	11/25/2024	11/25/2025
AL001000010	000022	2	632	521 41st Street North	11/25/2024	11/25/2025
AL001000010	000023	1	643	524 41st Place North	11/25/2024	11/25/2025
AL001000010	000035	4	714	4170 Airport Highway	11/25/2024	11/25/2025
AL001000010	000004	2	510	4157 5th Court North	01/17/2025	01/17/2026
AL001000010	000013	3	563	556 41st Street North	01/17/2025	01/17/2026
AL001000010	000022	4	634	4102 5th Court North	01/17/2025	01/17/2026
AL001000010	000026	3	669	559 41st Place North	01/17/2025	01/17/2026
AL001000010	000027	1	671	555 41st Place North	01/17/2025	01/17/2026
AL001000010	000034	3	707	4156 Airport Highway	01/17/2025	01/17/2026

Rev. Dr. Morrell Todd Homes Modernization Units						
AMP Number	Building Number	Entrance Number	Unit	Address	Effective Date	Expiration Date
AL001000011	000019	5	109	824-B 46th Place North	5/14/2024	5/14/2025
AL001000011	000019	6	110	824-A 46th Place North	5/14/2024	5/14/2025
AL001000011	000020	1	111	4606 8th Court North	5/14/2024	5/14/2025
AL001000011	000020	2	112	4604 8th Court North	5/14/2024	5/14/2025
AL001000011	000021	4	117	842 46th Street North	5/14/2024	5/14/2025
AL001000011	000022	1	119	4523-B 8th Terrace North	5/14/2024	5/14/2025
AL001000011	000032	6	196	845-B 45th Street North	9/3/2024	9/3/2025
AL001000011	000055	3	359	817-B 44th Place North	6/5/2024	6/4/2025
AL001000011	000028	2	160	811-C 45th Street North	7/18/2024	7/17/2025
AL001000011	000010	4	052	939 B 46th Street North	10/31/2024	10/31/2025
AL001000011	000011	9	063	4610 Roscoe Avenue North	10/31/2024	10/31/2025
AL001000011	000012	3	067	4605 A Roscoe Avenue North	10/31/2024	10/31/2025
AL001000011	000012	4	068	4605 B Roscoe Avenue North	10/31/2024	10/31/2025
AL001000011	000012	5	069	4607 A Roscoe Avenue North	10/31/2024	10/31/2025
AL001000011	000025	7	145	4501 B 8th Terrace North	10/31/2024	10/31/2025
AL001000011	000040	7	261	4504 B 9th Avenue North	10/31/2024	10/31/2025
AL001000011	000049	4	315	4417 B 9th Avenue North	10/31/2024	10/31/2025
AL001000011	000059	7	389	812 A 45th Street North	10/31/2024	10/31/2025
AL001000011	000072	2	474	932 A 44th Place North	10/31/2024	10/31/2025
AL001000011	000075	9	493	4339 Arrington Jr. Blvd. North	10/31/2024	10/31/2025
AL001000011	000011	5	059	4606 A Roscoe Ave North	11/25/2024	11/25/2025
AL001000011	000026	3	149	831 45th Street North	11/25/2024	11/25/2025
AL001000011	000047	6	302	910 B 45th Street North	11/25/2024	11/25/2025
AL001000011	000061	4	404	806 B 44th Place North	11/25/2024	11/25/2025
AL001000011	000005	4	020	911 46th Place North	01/17/2025	01/17/2026
AL001000011	000012	7	071	4609-A Roscoe Avenue North	01/17/2025	01/17/2026
AL001000011	000013	2	076	838-B 46th Place North	01/17/2025	01/17/2026
AL001000011	000016	4	094	908-A 46th Place North	01/17/2025	01/17/2026
AL001000011	000024	2	134	838 45th Place North	01/17/2025	01/17/2026
AL001000011	000034	7	211	4523-A 9th Avenue North	01/17/2025	01/17/2026
AL001000011	000039	1	245	905-A 45th Street North	01/17/2025	01/17/2026
AL001000011	000044	8	286	909-A 44th Place North	01/17/2025	01/17/2026
AL001000011	000051	6	326	835-A 44th Place North	01/17/2025	01/17/2026

Collegeville Center Modernization Units						
AMP Number	Building Number	Entrance Number	Unit	Address	Effective Date	Expiration Date
AL001000013	000002	4	6	3104 32nd Avenue North	8/1/2024	8/1/2025
AL001000013	000009	1	45	3020-32nd Avenue North	8/1/2024	8/1/2025
AL001000013	000019	2	114	3080-31st Avenue North	8/1/2024	8/1/2025
AL001000013	000025	1	161	3036-30th Avenue North	8/1/2024	8/1/2025
AL001000013	000026	6	170	3054-30th Avenue North	8/1/2024	8/1/2025
AL001000013	000027	1	177	3068-30th Avenue North	8/1/2024	8/1/2025
AL001000013	000027	11	187	3088-30th Avenue North	8/1/2024	8/1/2025
AL001000013	000028	10	198	3018-31st Street North	8/1/2024	8/1/2025
AL001000013	000028	11	199	3020-31st Street North	8/1/2024	8/1/2025
AL001000013	000028	6	194	3010-31st Street North	8/1/2024	8/1/2025
AL001000013	000031	2	209	3006 F. L. Shuttlesworth Drive	8/1/2024	8/1/2025
AL001000013	000031	4	212	3000 F.L. Shuttlesworth Drive	8/1/2024	8/1/2025
AL001000013	000034	1	229	3067 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000034	5	233	3059 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000035	1	235	3055 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000035	2	236	3053 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000036	1	239	3047 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000036	4	242	3041 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000037	1	251	3021 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000038	2	260	3096-29th Court North	8/1/2024	8/1/2025
AL001000013	000040	3	279	3058 29th Court North	8/1/2024	8/1/2025
AL001000013	000040	5	281	3054-29th Court North	8/1/2024	8/1/2025
AL001000013	000044	1	305	3000 29th Court North	8/1/2024	8/1/2025
AL001000013	000048	2	332	3067 29th Court North	8/1/2024	8/1/2025
AL001000013	000048	3	333	3069-29th Court North	8/1/2024	8/1/2025
AL001000013	000049	8	344	3095-29th Court North	8/1/2024	8/1/2025
AL001000013	000055	3	379	3031-29th Court North	8/1/2024	8/1/2025
AL001000013	000056	1	381	3021-29th Avenue North	8/1/2024	8/1/2025
AL001000013	000064	3	423	2939-29th Avenue North	8/1/2024	8/1/2025
AL001000013	000021	6	140	3020 31st Avenue North	9/3/2024	9/3/2025
AL001000013	000025	6	162	3038 30th Avenue North	9/3/2024	9/3/2025
AL001000013	000037	2	256	3011 30th Avenue North	9/3/2024	9/3/2025
AL001000013	000041	6	285	3043 29th Court North	9/3/2024	9/3/2025
AL001000013	000046	3	324	3045 29th Court North	9/3/2024	9/3/2025
AL001000013	000051	10	361	3038 29th Avenue North	9/3/2024	9/3/2025
AL001000013	000027	3	178	3070 30th Avenue North	5/14/2024	5/14/2025
AL001000013	000026	11	175	3064 30th Avenue North	5/14/2024	5/14/2025
AL001000013	000024	4	160	3021 31st Avenue North	5/14/2024	5/14/2025

AL001000013	000013	1	065	3033 32nd Avenue North	9/25/2024	9/25/2025
AL001000013	000013	3	067	3037 32nd Avenue North	9/25/2024	9/25/2025
AL001000013	000018	2	106	3031 31st Street North	9/25/2024	9/25/2025
AL001000013	000018	5	109	3037 31st Street North	9/25/2024	9/25/2025
AL001000013	000022	6	148	3004 31st Avenue North	9/25/2024	9/25/2025
AL001000013	000026	8	172	3058 30th Avenue North	9/25/2024	9/25/2025
AL001000013	000028	12	200	3022 31st Street North	9/25/2024	9/25/2025
AL001000013	000043	2	294	3028 29th Court North	9/25/2024	9/25/2025
AL001000013	000043	3	295	3028 29th Court North	9/25/2024	9/25/2025
AL001000013	000048	4	334	3071 29th Court North	9/25/2024	9/25/2025
AL001000013	000009	3	047	3016 32nd Avenue North	6/5/2024	6/4/2025
AL001000013	000019	10	122	3062 31st Avenue North	6/5/2024	6/4/2025
AL001000013	000021	3	137	3026 31st Avenue North	6/5/2024	6/4/2025
AL001000013	000028	1	189	3000 31st Street North	6/5/2024	6/4/2025
AL001000013	000032	5	217	3091 30th Avenue North	6/5/2024	6/4/2025
AL001000013	000014	5	073	3051-32nd Ave North	7/18/2024	7/17/2025
AL001000013	000019	5	117	3072 31st Avenue North	7/18/2024	7/17/2025
AL001000013	000023	2	152	3003 31st Avenue North	7/18/2024	7/17/2025
AL001000013	000024	3	159	3019 31st Avenue North	7/18/2024	7/17/2025
AL001000013	000027	10	186	3086-30th Avenue North	7/18/2024	7/17/2025
AL001000013	000031	3	211	3004 F.L. Shuttlesworth Drive	7/18/2024	7/17/2025
AL001000013	000032	8	220	3085 30th Avenue North	7/18/2024	7/17/2025
AL001000013	000043	11	303	3010-29th Court North	7/18/2024	7/17/2025
AL001000013	000045	5	313	2940-29th Avenue North	7/18/2024	7/17/2025
AL001000013	000046	8	322	3039-29th Court North	7/18/2024	7/17/2025
AL001000013	000053	2	372	3012 29th Avenue North	7/18/2024	7/17/2025
AL001000013	000055	4	380	3015 29th Avenue North	7/18/2024	7/17/2025
AL001000013	000056	2	382	3023 29th Avenue North	7/18/2024	7/17/2025
AL001000013	000030	1	208	3003 31st Street North	5/7/2024	5/7/2025
AL001000013	000033	1	223	3079 30th Avenue North	5/7/2024	5/7/2025
AL001000013	000052	2	364	3030 29th Avenue North	5/7/2024	5/7/2025
AL001000013	000034	6	234	3057 30th Avenue North	4/5/2024	4/5/2025
AL001000013	000038	1	261	3094 29th Court North	4/5/2024	4/5/2025
AL001000013	000039	1	269	3078 29th Court North	4/5/2024	4/5/2025
AL001000013	000055	2	378	3011 29th Avenue North	4/5/2024	4/5/2025
AL001000013	000004	1	009	3098 32nd Avenue North	10/31/2024	10/31/2025
AL001000013	000005	5	017	3080 32nd Avenue North	10/31/2024	10/31/2025
AL001000013	000016	1	089	3087 32nd Avenue North	10/31/2024	10/31/2025
AL001000013	000021	4	138	3024 31st Avenue North	10/31/2024	10/31/2025
AL001000013	000027	6	182	3078 30th Avenue North	10/31/2024	10/31/2025
AL001000013	000046	11	325	3047 29th Court North	10/31/2024	10/31/2025

AL001000013	000052	3	366	3026 29th Avenue North	10/31/2024	10/31/2025
AL001000013	000020	1	123	3060 31st Avenue North	10/31/2024	10/31/2025
AL001000013	000020	2	124	3058 31st Avenue North	10/31/2024	10/31/2025
AL001000013	000045	2	310	2946 29th Avenue North	10/31/2024	10/31/2025
AL001000013	000007	5	041	3028 32nd Avenue North	11/25/2024	11/25/2025
AL001000013	000024	1	157	3015 31st Avenue North	11/25/2024	11/25/2025
AL001000013	000040	6	282	3052 29th Court North	11/25/2024	11/25/2025
AL001000013	000041	3	285	3046 29th Court North	11/25/2024	11/25/2025
AL001000013	000045	6	314	2938 29th Avenue North	11/25/2024	11/25/2025
AL001000013	000005	3	015	3084 32nd Avenue North	01/17/2025	01/17/2026
AL001000013	000006	5	029	3054 32nd Avenue North	01/17/2025	01/17/2026
AL001000013	000015	4	084	3075 32nd Avenue North	01/17/2025	01/17/2026
AL001000013	000021	8	142	3016 31st Avenue North	01/17/2025	01/17/2026
AL001000013	000026	3	167	3048 30th Avenue North	01/17/2025	01/17/2026
AL001000013	000033	5	227	3071 30th Avenue North	01/17/2025	01/17/2026
AL001000013	000038	1	259	3098 29th Court North	01/17/2025	01/17/2026
AL001000013	000039	4	272	3072 29th Court North	01/17/2025	01/17/2026
AL001000013	000043	9	301	3014 29th Court North	01/17/2025	01/17/2026
AL001000013	000051	2	360	3040 29th Avenue North	01/17/2025	01/17/2026

<b>Russell B. Harris Homes Modernization Units</b>						
<b>AMP Number</b>	<b>Building Number</b>	<b>Entrance Number</b>	<b>Unit</b>	<b>Address</b>	<b>Effective Date</b>	<b>Expiration Date</b>
AL001000014	000027	1	165	561 Brussels Circle	5/14/2024	5/14/2025
AL001000014	000027	4	168	567 Brussels Circle	9/25/2024	9/25/2025
AL001000014	000002	9	013	524 Brussels Circle	11/25/2024	11/25/2025
AL001000014	000020	2	116	507 Brussels Circle	11/25/2024	11/25/2025
AL001000014	000027	3	167	565 Brussels Circle	11/25/2024	11/25/2025



North Birmingham Homes Modernization Units						
AMP Number	Building Number	Entrance Number	Unit	Address	Effective Date	Expiration Date
AL001000016	000042	9	297	4203 Cheek Road	9/3/2024	9/3/2025
AL001000016	000043	2	286	3005 44th Avenue North	9/3/2024	9/3/2025
AL001000016	000045	2	278	3021 44th Avenue North	9/3/2024	9/3/2025
AL001000016	000045	1	277	3023 44th Avenue North	5/14/2024	5/14/2025
AL001000016	000041	1	257	3000 42nd Avenue North	5/14/2024	5/14/2025
AL001000016	000034	1	37	3151 44th Avenue North	5/14/2024	5/14/2025
AL001000016	000034	10	46	3133 44th Avenue North	5/14/2024	5/14/2025
AL001000016	000026	4	98	3177-A 42nd Avenue North	5/14/2024	5/14/2025
AL001000016	000012	4	242	3005 42nd Avenue No	9/25/2024	9/25/2025
AL001000016	000013	9	187	3003 41st Court North	9/25/2024	9/25/2025
AL001000016	000017	4	156	4175 31st Street North	9/25/2024	9/25/2025
AL001000016	000036	7	057	3136 43rd Avenue North	9/25/2024	9/25/2025
AL001000016	000037	1	276	3114 42nd Avenue North	9/25/2024	9/25/2025
AL001000016	000027	3	105	3153 43rd Avenue North	6/5/2024	6/4/2025
AL001000016	000003	2	246	4173 30th St North	7/18/2024	7/17/2025
AL001000016	000005	2	200	3016 41st Court North	7/18/2024	7/17/2025
AL001000016	000015	3	165	4157 31st St North	7/18/2024	7/17/2025
AL001000016	000016	4	162	4163 31st St North	7/18/2024	7/17/2025
AL001000016	000025	7	113	3167 42nd Avenue North	7/18/2024	7/17/2025
AL001000016	000041	4	260	3006 42nd Avenue North	7/18/2024	7/17/2025
AL001000016	000042	1	289	4219 Cheek Road	7/18/2024	7/17/2025
AL001000016	000048	3	017	3112 44th Avenue North	7/18/2024	7/17/2025
AL001000016	000005	5	203	3010-41st Court North	5/7/2024	5/7/2025
AL001000016	000024	4	124	3141 42nd Avenue North	10/31/2024	10/31/2025
AL001000016	000025	8	114	3165 42nd Avenue North	10/31/2024	10/31/2025
AL001000016	000034	3	039	3147 44th Avenue North	10/31/2024	10/31/2025
AL001000016	000036	2	052	3126 43rd Avenue North	10/31/2024	10/31/2025
AL001000016	000039	4	268	3022 42nd Avenue North	10/31/2024	10/31/2025
AL001000016	000048	4	018	3114 44th Avenue North	10/31/2024	10/31/2025
AL001000016	000009	1	225	4162-31st Street North	11/25/2024	11/25/2025
AL001000016	000012	3	241	3007 42nd Avenue North	11/25/2024	11/25/2025
AL001000016	000026	3	097	3179 A 42nd Avenue North	11/25/2024	11/25/2025
AL001000016	000010	3	231	4174 31st Street North	01/17/2025	01/17/2026
AL001000016	000013	1	179	3019 41st Court North	01/17/2025	01/17/2026
AL001000016	000017	1	153	4181 31st Street North	01/17/2025	01/17/2026
AL001000016	000019	2	136	3117 42nd Avenue North	01/17/2025	01/17/2026
AL001000016	000020	2	126	3137 42nd Avenue North	01/17/2025	01/17/2026
AL001000016	000030	2	076	3147 43rd Avenue North	01/17/2025	01/17/2026
AL001000016	000030	7	081	3137 43rd Avenue North	01/17/2025	01/17/2026
AL001000016	000031	2	066	3183 43rd Avenue North	01/17/2025	01/17/2026

AL001000016	000042	6	294	4209 Cheek Road	01/17/2025	01/17/2026
AL001000016	000043	4	288	3001 44th Avenue North	01/17/2025	01/17/2026
AL001000016	000046	5	005	3008 44th Avenue North	01/17/2025	01/17/2026
AL001000016	000047	3	013	3104 44th Avenue North	01/17/2025	01/17/2026
AL001000016	000048	1	015	3108 44th Avenue North	01/17/2025	01/17/2026

Ralph Kimbrough Homes Modernization Units						
AMP Number	Building Number	Entrance Number	Unit	Address	Effective Date	Expiration Date
AL001000018	000036	1	222	2809-A Wilson Road	8/1/2024	8/1/2025
AL001000018	000032	6	203	2801-F Wilson Road	5/14/2024	5/14/2025
AL001000018	000018	1	107	2916-A S. J. Bennett Drive	2/29/2024	2/28/2025
AL001000018	000025	6	160	2904-F S. J. Bennett Drive	2/29/2024	2/28/2025
AL001000018	000005	3	029	2812 C John Bryan Road	9/25/2024	9/25/2025
AL001000018	000006	3	039	2816 C John Bryan Road	9/25/2024	9/25/2025
AL001000018	000024	6	150	2906 F SJ Bennett Drive	9/25/2024	9/25/2025
AL001000018	000026	1	165	2813 A W Covington Circle	9/25/2024	9/25/2025
AL001000018	000027	1	167	2809 A W Covington Circle	9/25/2024	9/25/2025
AL001000018	000027	5	171	2809 E W Covington Circle	9/25/2024	9/25/2025
AL001000018	000028	3	177	2805 C W Covington Circle	9/25/2024	9/25/2025
AL001000018	000031	6	193	2804 F W Covington Circle	9/25/2024	9/25/2025
AL001000018	000031	7	194	2804 G W Covington Circle	9/25/2024	9/25/2025
AL001000018	000002	1	005	2800-A John Bryan Road	6/5/2024	6/4/2025
AL001000018	000006	6	042	2816-F John Bryan Road	6/5/2024	6/4/2025
AL001000018	000027	7	172	2809-F W. Covington Circle	6/5/2024	6/4/2025
AL001000018	000037	1	228	2901-C S.J. Bennett Drive	6/5/2024	6/4/2025
AL001000018	000015	6	098	2908-F John Bryan Road	7/18/2024	7/17/2025
AL001000018	000027	7	173	2809-G W Covington Circle	7/18/2024	7/17/2025
AL001000018	000004	1	025	2808-A John Bryan Road	5/7/2024	5/7/2025
AL001000018	000013	3	087	2905-C John Bryan Road	5/7/2024	5/7/2025
AL001000018	000017	3	103	2920-C S.J. Bennett Drive	5/7/2024	5/7/2025
AL001000018	000018	7	113	2916-G S.J. Bennett Drive	5/7/2024	5/7/2025
AL001000018	000028	1	175	2805-A W. Covington Circle	5/7/2024	5/7/2025
AL001000018	000031	2	188	2804-A W Covington Cir	4/5/2024	4/5/2025
AL001000018	000003	4	018	2804- D John Bryan Road	10/31/2024	10/31/2025
AL001000018	000013	3	086	2905-B John Bryan Road	10/31/2024	10/31/2025
AL001000018	000017	5	105	2920 E S J Bennett Drive	10/31/2024	10/31/2025
AL001000018	000025	5	158	2904-D S J Bennett Drive	10/31/2024	10/31/2025
AL001000018	000031	2	189	2804 B W Covington Cir	10/31/2024	10/31/2025
AL001000018	000035	1	212	2812 A W Covington Cir	10/31/2024	10/31/2025
AL001000018	000008	6	060	2900 F John Bryan Rd	11/25/2024	11/25/2025
AL001000018	000010	6	070	2825 F John Bryan Rd	11/25/2024	11/25/2025
AL001000018	000025	8	161	2904 G SJ Bennet Dr	11/25/2024	11/25/2025
AL001000018	000003	3	017	2804C John Bryan Road	01/17/2025	01/17/2026
AL001000018	000007	1	047	2820A John Bryan Road	01/17/2025	01/17/2026
AL001000018	000015	4	096	2908D John Bryan Road	01/17/2025	01/17/2026
AL001000018	000019	6	120	2912F SJ Bennett Drive	01/17/2025	01/17/2026
AL001000018	000024	3	147	2906C SJ Bennett Drive	01/17/2025	01/17/2026

AL001000018	000025	2	156	2904B SJ Bennett Drive	01/17/2025	01/17/2026
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<b>Roosevelt City-Benjamin Greene Homes Modernization Units</b>						
<b>AMP Number</b>	<b>Building Number</b>	<b>Entrance Number</b>	<b>Unit</b>	<b>Address</b>	<b>Effective Date</b>	<b>Expiration Date</b>
AL001000023	000047	2	083	5909 Warner Street	10/31/2024	10/31/2025
AL001000023	001BG	2	002	3533 45th Street West	11/25/2024	11/25/2025
AL001000023	000033	2	064	6117 Ivy Street	01/17/2025	01/17/2026
AL001000023	000004	1	030	3589 45th Street SW	01/17/2025	01/17/2026

<b>Park Place Modernization Units</b>						
<b>AMP Number</b>	<b>Building Number</b>	<b>Entrance Number</b>	<b>Unit</b>	<b>Address</b>	<b>Effective Date</b>	<b>Expiration Date</b>
AL001000031	000004	1	103	2300 6th Avenue North	10/31/2024	10/31/2025
AL001000031	000001	5	510	510 24th Place North	11/25/2024	11/25/2025
AL001000031	000003	6	511	511 25th Street North	10/31/2024	10/31/2025
AL001000031	000016	4	2208	2208 6th Avenue North	01/17/2025	01/17/2026
AL001000032	000001	3	505	505 24th Place North	09/25/2024	09/25/2025
AL001000032	000003	3	528	528 25 <sup>th</sup> Street North	06/05/2024	06/04/2025
AL001000032	000003	3	504	504 25 <sup>th</sup> Street North	10/31/2024	10/31/2025
AL001000032	000007	3	511	511 25 <sup>th</sup> Street North	09/25/2024	09/25/2025
AL001000032	000011	1	600	600 6th Avenue North	01/17/2025	01/17/2026
AL001000032	000013	2	2516	2516 Park Place North	01/17/2025	01/17/2026
AL001000032	000015	2	621	621 25th Street North	01/17/2025	01/17/2026
AL001000032	000013	2	2518	2518 Park Place North	01/17/2025	01/17/2026

<b>Tuxedo Terrace I/II Modernization Units</b>						
<b>AMP Number</b>	<b>Building Number</b>	<b>Entrance Number</b>	<b>Unit</b>	<b>Address</b>	<b>Effective Date</b>	<b>Expiration Date</b>
AL001000034	000008	1	1522	1522-20th Place Ensley	2/29/2024	2/28/2025
AL001000035	000011	10	1418	1418-21st Street Ensley	2/29/2024	2/28/2025
AL001000035	000041	3	1404	1404 22nd Street Ensley	9/25/2024	9/25/2025
AL001000035	000041	2	1402	1402 22nd Street Ensley	6/5/2024	6/4/2025
AL001000034	000086	1	2132	2132 Avenue Q Ensley	7/18/2024	7/17/2025
AL001000034	000038	1	2062	2062 Avenue Q Ensley	4/5/2024	4/5/2025
AL001000034	000006	1	1517	1517 20th Street Ensley	01/17/2025	01/17/2026
AL001000035	000040	4	1407	1407 21st Street Ensley	10/31/2024	10/31/2025
AL001000035	000030	5	2034	2034 Avenue P Ensley	1/22/2024	1/22/2025
AL001000035	000004	1	1412	1412 20th Place Ensley	1/22/2024	1/22/2025
AL001000044	000008	1	8	2047 Avenue P Ensley	11/25/2024	11/25/2025
AL001000045	000001	1	1	1613 21st Street Ensley	09/03/2024	09/03/2025

Glenbrook at Oxmoor Modernization Units						
AMP Number	Building Number	Entrance Number	Unit	Address	Effective Date	Expiration Date
AL001000037	2831	1	2831-204	2831 Sydney Drive	9/3/2024	9/3/2025
AL001000037	2811	1	2811-106	2811 Sydney Drive	1/22/2024	1/22/2025
AL001000037	2821	1	2821-4	2821 Sydney Drive	1/22/2024	1/22/2025
AL001000037	2831	1	2831-106	2831 Sydney Drive	1/22/2024	1/22/2025
AL001000037	2851	1	2851-203	2851 Sydney Drive	1/22/2024	1/22/2025
AL001000037	2851	1	2851-106	2851 Sydney Drive	5/7/2024	5/7/2025
AL001000037	2821	1	2821-107	2821 Sydney Drive	10/31/2024	10/31/2025
AL001000037	2861	1	2861-206	2861 Sydney Drive	10/31/2024	10/31/2025
AL001000037	2811	1	2811-107	2811 Sydney Drive	11/25/2024	11/25/2025



# Attachment S

## New Activities: Other Capital Grant Programs



**ATTACHMENT S: OTHER CAPITAL GRANT PROGRAMS**

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

### B.3 Progress Report



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

### **B.3 Progress Report**

Statements below reflect HABD's progress made towards meeting goals in the previous 5-Year Plan.

#### **HUD Strategic Goal 1: Support Underserved Communities**

1. PHA Goal: Expand the supply of assisted housing (Resource: Section 8)

Objectives:

- 1) Support the development of 1,000 units of affordable housing through the awarding of Project Based Vouchers (PBVs).
- 2) Maintain 98% utilization of the Housing Choice Voucher (HCV) Program.
- 3) We will augment the supply of assisted housing by identifying new opportunities for development and optimizing the use of existing resources.

2. PHA Goal: Improve the quality of assisted housing (Resource: Section 8)

Objectives:

- 1) Exceed the American Customer Satisfaction Index (or a similar rating system) for government with a score of at least 75%.
- 2) Achieve a SEMAP High Performer Rating annually.
- 3) Enhance Housing Quality: The quality of assisted housing will be improved through ongoing maintenance programs and regular updates to living facilities, including resident education on upkeep.

3. PHA Goal: Increase assisted housing choices (Resource: Section 8)

Objectives:

- 1) Prioritize deconcentration of voucher families.
- 2) Ensure PBV projects reflect a diversity of housing choices, accessible to members of our community in underserved areas.
- 3) Place at least 1/3 of new PBVs in areas with target areas – low poverty, low rates of affordable housing, access to transportation, etc. – *to be defined*).
- 4) Broaden Housing Choices: By collaborating with regional and site property managers, we will broaden the array of housing choices available to our residents.

#### **HUD Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing**

4. PHA Goal: Provide an improved living environment (Resource: Housing Operations/Programs/Workforce Development and Public Safety)

Objectives:

- 1) A workforce development plan has been implemented to assess the residents' skills through our software, TAAG, in collaboration with community partners who have access to resources for enhancing job development. This approach allows us to gain a clear understanding of the skill sets within the community and to identify tailored training opportunities.
  - 2) By leveraging local resources and partnerships, we intend to support residents in developing their careers and improving their employability, ultimately contributing to economic growth in the area.
  - 3) In 2024, through our partnership with Onin Staffing, we successfully offered certified soft skills training to over 60 HABD residents. The five-week program not only provided essential skills training, but also included paid training opportunities, leading to employment offers at the conclusion of the course.
  - 4) Additionally, we expanded job and training opportunities through collaborations with Birmingham Waterworks, temporary staffing agencies, and the Birmingham Career Center. These initiatives contribute significantly to enhancing the job prospects for our community members and support their career development.
  - 5) Reduce Overall Crime by 5% Annually. Public Safety currently reports the crime reduction number at 6.3% exceeding the agency's goal of overall crime reduction.
  - 6) Identify security measure in all HABD properties to assist property management with access in knowing who is entering and exiting the property and main office (See PHA Goal 11). Public Safety reviews logs from the gated communities which are Collegeville Center and North Birmingham Homes that have security guards to control access by checking and logging visitors. All communities have surveillance systems in which property management can monitor the incoming and outgoing traffic.
  - 7) Install speed bumps at various sites to reduce vehicle speed and increase safety for pedestrians. Public Safety remains engaged in the process to complete this objective by holding the needed discussions are being held with the City of Birmingham Traffic Engineering Department about the installation of speed bumps.
5. PHA Goal: Promote self-sufficiency and asset development of assisted households (Resource: Section 8 and Housing Operations/Programs)

Objectives:

- 1) Increase homeownership in the HCV program to 2.5% of available vouchers (156)
  - 2) Dedicate staff to the homeownership program
  - 3) Partner internally and externally with service providers
6. PHA Goal: Ensure equal opportunity and affirmatively further fair housing (Resource: Executive)

Objectives:

- 1) Partnered with local agencies on fair housing efforts by hosting community conversation to educate participants, landlords, and the community at large on fair housing. The three (3) part video series of conversations is available on HABD's

YouTube Channel.

- 2) Conducted meetings and training sessions for Fair Housing Working Group (FHWG).
- 3) Distributed Policy and Procedures to FHWG.
- 4) Distributed Standard Operating Procedures with Checklist to FHWG.
- 5) Created shared fair housing resources with FHWG, and made available to HABD.
- 6) Instituted team assignments for FHWG.

### **HUD Strategic Goal 3: Promote Homeownership**

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

Objectives:

- 1) Build upon the successes of clients served under the 5(h) program,
  - 2) HABD has recruited and hired a Lease/Purchase Facilitator to engage partners on progress for readiness and timeline for purchase and prioritization of existing HABD program participants (FSS, Section 8, and current Lease/Purchase participants).
  - 3) HABD will continue to engage with HUD Approved counseling agencies to prepare our residents for the transition to homeownership. Coordination of homebuyer education workshops for Legacy Homeownership program participants.
  - 4) HABD is also working to establish counseling practices in accordance with the Housing and Urban Development's National Industry Standard for approved counseling agencies. Including the establishment of a software repository (CounselorMax) for client information to be reported to the Department Head of Strategic Initiatives, HABD leadership team, and Department of Housing and Urban Development.
8. PHA Goal: Increase the public awareness of HABD's resources and programs that are offered to assist in improving the lives of residents. (Resource Strategic Communications formerly Public Relations)

Objectives:

- 1) Create opportunities for residents and stakeholders to ask questions, share concerns, and provide feedback on HABD programs and decisions.
- 2) Provide stakeholders with detailed, easy-to-understand reports on HABD's activities, performance, and financials to foster trust and accountability.
- 3) Foster a transparent and inclusive communication strategy for residents and stakeholders.
- 4) Enhance HABD's digital presence and accessibility so residents can obtain information efficiently through modern digital platforms.
- 5) Use social media platforms to regularly communicate updates, success stories, and news about HABD's initiatives, responding to questions and engaging with residents in real time.

- 6) Create digital communication materials accessible by using inclusive design, such as screen reader compatibility, translation options, and easy-to-read content, to ensure all residents can engage.
  - 7) Optimize the website's search functionality and content organization so residents can access essential updates, forms, and guidelines through clear communication pathways.
  - 8) Increase strategic media partnerships to build more awareness surrounding HABD's initiatives.
  - 9) Regularly engage with reporters and media outlets through personalized pitches, media briefings, and networking events to establish trust and rapport.
  - 10) Identify and pitch compelling stories about HABD's programs, resident success stories, or community impact that align with the interests of journalists and their audiences.
  - 11) Monitor and measure the effectiveness of media coverage to assess how well the partnerships are raising awareness and shaping public perception.
  - 12) Establish protocols for working with media during crises or emergencies to ensure accurate, timely, and coordinated messaging.
9. PHA Goal: Leverage public/private partnerships to provide more resources and opportunities for our residents (Resource: Housing Operations/Programs and Strategic Communications)

Objectives:

- 1) Efforts will be made to elevate public awareness of HABD's resources and programs through direct engagement with residents, social media campaigns, and local media partnerships.
- 2) Conducted focus groups with residents to enhance direct engagement with residents. Participated in resident engagement activities such as resident knock and talk to disperse important information.
- 3) Developed a social media series that recognized HABD success stories from our residents.
- 4) Created press opportunities with residents so that stakeholders could hear firsthand from residents on their experiences with HABD.

**HUD Strategic Goal 4: Advance Sustainable Communities**

10. PHA Goal: Increase opportunities for economic empowerment and community development (Resource: Housing Operations/Programs-Client Services)

Objectives:

- 1) Client Services worked with various partners to offer job opportunities with the State of Alabama Department of Human Resources' (DHR) A-Reset Program, career fairs, and the Summer Youth Employment Program (SYEP).
- 2) It facilitated health and wellness opportunities through the Jefferson County Health Department's (JCHD) mobile van visits at various housing communities.

- 3) Our team hosted programs and events like lunch and learns, financial literacy classes, and after school tutoring to promote the importance of education.
- 4) Character development was offered for residents to participate in Girl Scouts, and with other partners.
- 5) Grant funded programs like FSS and ROSS remain active year round to offer self-sufficiency opportunities. Client Services is looking to apply for the Jobs Plus grant at the next funding cycle.

11. PHA Goal: Create and support strategies to promote environmental quality with sustainable plans that include frequent check-ins for progress. (Resource: Public Safety)

Objectives:

- 1) Central Office Front Lobby Visitor Access: Public Safety is currently researching equipment that fits the needs of the Housing Authority to install ID Machine technology to increase sufficiency and safety of visitors and contractor entering and working in the building.
- 2) Central Office Card Swipe: Public Safety has completed this objective to better control access from the front lobby to the main hallways.
- 3) Central Office Additional Cameras: Public Safety has discussed this with the IT Department and research is being conducted in the best way to move forward in installing the equipment to cover current blind spots within the building and the perimeter.
- 4) Central Office Cameras Remote Access: Public Safety is collaborating with the IT Department to research best practices to move forward in installing the equipment to change Closed Circuit Television (CCTV) to remote access in order to verify alarms.
- 5) Public Safety Office: Public Safety consulted with the Procurement Department to select a vendor to create a badge for the Public Safety Office/Employees for proper identification when handling official public safety duties.

**HUD Strategic Goal 5: Strengthen HABD's Internal Capacity**

12. PHA Goal: Make the work environment a place that employees enjoy. (Resource: HR)

Objectives:

- 1) Human Resources finalized the agency's pay and grade structure. Also, updated some job descriptions and will continue updates throughout 2025.
- 2) Human Resources transitioned HR forms to fillable PDFs.
- 3) Another new initiative is the implementation of Paylocity (a cloud-based payroll and human capital management system) which will replace four non-integrated systems which will enhance the workflow, approval process, data access and move records management from paper to electronic files.
- 4) Human Resources worked with IT and Finance to assess human resource management systems. Human Resources is currently implementing Paylocity.
- 5) Since the last annual plan, HR completed its data gathering and determined an



implementation plan with vendors.

- 6) HRMS implementation is in progress with estimated completion by Fall 2025.
- 7) Develop succession planning and training program to build effective and future ready leaders through June 2028.

- 13. PHA Goal: Support the team by giving employees what they need to be successful (Resource: IT)

#### Objectives:

- 1) The IT department has made improvements in this area by assisting procurement with the implementation of service contracts in Yardi P2P. This solution allows procurement to enter all service contracts in a single digital location for better management. Additionally, all contract vendors can now access and view their contracts electronically in their portal, eliminating the need to manage paper copies or emailed files.
- 2) Commit to recruiting and retaining the right talent and the professional and technical development of the IT team. The IT department remained fully staffed for most of 2024. Recruiting the right talent will always be a priority and will continue throughout 2025.
- 3) Create an IT Governance Structure through collaboration with department heads, users, residents, and vendors. This is a work in progress, and the updates provided in the other areas show the growth.
- 4) Enhance communication efforts through monthly constant contact, the agency website, and the agency email system. All three solutions serve as the primary means of communication for the agency, both internally and externally. IT will continue to seek improvement in these areas.
- 5) Research alternative ways of conducting business processes that could leverage technology. There were no updates in 2024, but we plan to explore opportunities in 2025.
- 6) The IT department has significantly improved the agency's infrastructure over the past year. The internet connection was upgraded from 500 Mbps to 1 Gbps, and the network's Cisco switches and routers, along with the agency's domain controller, were also upgraded. Currently, IT is collaborating with AT&T to install failover wireless internet connections at each agency property location to ensure continuity during primary service outages by January 1st. Additionally, IT transitioned from an internal file server to an online solution using Microsoft SharePoint and Microsoft Office 365 for document management and collaboration.
- 7) Identify and eliminate barriers, unnecessary workflows, duplicative and/or redundant effort, processes, and steps. Further enhancements were made to Yardi MarketPlace, which allows HABD staff to shop online based on their approval limits, streamlining the purchasing process. This solution reduces the procurement team's workload by enabling staff to buy necessary items directly from retail vendors available in

MarketPlace, including Lowe's, HD Supply, Office Depot, Sherwin-Williams, Grainger, and Staples. IT is working to add Ferguson Enterprises as an additional vendor in MarketPlace by December 31st.

- 8) In collaboration with Verizon, IT is implementing a Fleet Management solution. This involves creating an online vehicle database to catalog all agency vehicles accurately. The installation of vehicle tracking devices is being scheduled. Key benefits of this solution include reduced risk of false claims, real-time data on vehicle locations and activities, preventative maintenance alerts when vehicles are due for service, monitoring of driver behavior (including speeding, harsh braking, and cornering), onboard video/dashcam for recording driving events, and the use of geofences to monitor vehicle movement in specific areas.
- 9) Ensure services are available, and proper backup procedures are being followed. In 2024, IT ensured that all services were available and ready for use with minimal agency downtime. IT will continue this reliability throughout 2025. IT has implemented failover connectivity for most agency locations.
- 10) Maintain a comprehensive IT security position and proactively address information security, network security, disaster recovery, and compliance issues. Throughout the year, IT has emphasized the importance of cybersecurity to all staff. During multiple staff meetings, IT explained each individual's role in ensuring the protection of agency data. Key topics included email security, website safety, data access, password management, the usage of public Wi-Fi, and debit/credit card protection. IT encouraged staff to follow procedures to quickly address any cyber threats. Additionally, an external vendor, Global Solutions Group, performed penetration testing in June 2024 to assess the agency's internal and external network's vulnerability to malicious exploits. The consultant's recommendations have since been implemented to enhance data security.

#### B.4 Statement of Capital Improvements



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

## Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 03/20/2025

Approved By: THOMAS, SHAUNIQUEA

<b>Part I: Summary</b>						
<b>PHA Name :</b> Housing Authority of the Birmingham District		<b>Locality (City/County &amp; State)</b>				
<b>PHA Number:</b> AL001		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revised 5-Year Plan (Revision No: )</b>				
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2024</b>	<b>Work Statement for Year 2 2025</b>	<b>Work Statement for Year 3 2026</b>	<b>Work Statement for Year 4 2027</b>	<b>Work Statement for Year 5 2028</b>
	AUTHORITY-WIDE	\$5,544,401.00	\$4,350,000.00	\$3,600,000.00	\$3,300,000.00	\$3,000,000.00
	TOM BROWN VILLAGE (AL001000010)	\$120,000.00	\$1,000,001.00		\$50,000.00	\$2,000,000.00
	ELYTON VILLAGE (AL001000001)	\$20,270.00	\$150,000.00	\$3,000,000.00		
	CHARLES P MARKS VILLAGE (AL001000006)	\$2,020,000.00	\$1,000,000.00	\$1,400,000.00		
	SMITHFIELD COURT (AL001000009)	\$1,500,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
	REV. DR. MORRELL TODD COMMUNITY (AL001000011)	\$2,020,000.00	\$1,950,000.00		\$3,000,000.00	
	SOUTHTOWN (AL001000004)	\$2,500,000.00	\$3,500,000.00			
	RUSSELL B HARRIS HOMES (AL001000014)	\$20,000.00	\$50,000.00		\$50,000.00	\$2,000,000.00
	NORTH BIRMINGHAM HOMES (AL001000016)	\$20,000.00	\$50,000.00		\$50,000.00	\$2,000,000.00
	ROOSEVELT CITY (AL001000023)	\$20,000.00	\$50,000.00		\$3,550,000.00	

## Capital Fund Program - Five-Year Action Plan

**Status:** Approved**Approval Date:** 03/20/2025**Approved By:** THOMAS, SHAUNIQUEA

<b>Part I: Summary</b>						
<b>PHA Name :</b> Housing Authority of the Birmingham District		<b>Locality (City/County &amp; State)</b>				
<b>PHA Number:</b> AL001		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revised 5-Year Plan (Revision No:            )</b>				
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1    2024</b>	<b>Work Statement for Year 2    2025</b>	<b>Work Statement for Year 3    2026</b>	<b>Work Statement for Year 4    2027</b>	<b>Work Statement for Year 5    2028</b>
	GLENBROOK AT OXMOOR-HOPEVI PHASE I (AL001000037)	\$10,000.00	\$550,000.00			
	COLLEGEVILLE CENTER (AL001000013)	\$120,000.00	\$849,999.00	\$3,000,000.00		
	RALPH KIMBROUGH HOMES (AL001000018)	\$2,899,999.00				

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$5,544,401.00
ID0000249	Administration(Administration (1410)-Salaries)	Administration		\$1,681,467.00
ID0000250	Operations(Operations (1406))	Operations		\$3,362,934.00
ID0000256	General Development Activity(Dwelling Unit - Conversion (1480))	RAD and replacement housing projects legal and other third party fees and services		\$500,000.00
	REV. DR. MORRELL TODD COMMUNITY (AL001000011)			\$2,020,000.00
ID0000251	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$2,000,000.00
ID0000281	Capital Needs Assessment(Dwelling Unit-Development (1480)-Other)	Capital Needs Assessment		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	TOM BROWN VILLAGE (AL001000010)			\$120,000.00
ID0000252	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$100,000.00
ID0000310	Capital Need Assessment (Contract Administration (1480)-Other Fees and Costs)	Capital Need Assessment		\$20,000.00
	COLLEGEVILLE CENTER (AL001000013)			\$120,000.00
ID0000253	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$100,000.00
ID0000279	Capital Needs Assessment(Dwelling Unit-Development (1480)-Other)	Capital Needs Assessment		\$20,000.00
	SMITHFIELD COURT (AL001000009)			\$1,500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000254	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD - CNI Phase 2		\$1,500,000.00
	CHARLES P MARKS VILLAGE (AL001000006)			\$2,020,000.00
ID0000255	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD Phase 2		\$2,000,000.00
ID0000280	Capital Needs Assessment(Dwelling Unit-Development (1480)-Other)	Capital Needs Assessment		\$20,000.00
	SOUTHTOWN (AL001000004)			\$2,500,000.00
ID0000276	Southtown Demolition - Grading(Dwelling Unit - Demolition (1480))	Grading vacant portion of Southtown		\$2,500,000.00
	ELYTON VILLAGE (AL001000001)			\$20,270.00



Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000278	Capital Needs Assessment(Dwelling Unit-Development (1480)-Other)	Capital Needs Assessment		\$20,269.00
ID0000311	General Development Activity/Dwelling Unit - Conversion(Dwelling Unit-Development (1480)-Other)	Repositioning of Public housing through Section 18 and/or RAD		\$1.00
	ROOSEVELT CITY (AL001000023)			\$20,000.00
ID0000282	Capital Needs Assessment(Dwelling Unit-Development (1480)-Other)	Capital Needs Assessment		\$20,000.00
	RUSSELL B HARRIS HOMES (AL001000014)			\$20,000.00
ID0000284	Capital Needs Assessment(Dwelling Unit-Development (1480)-Other)	Capital Needs Assessment		\$20,000.00
	NORTH BIRMINGHAM HOMES (AL001000016)			\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000285	Capital Needs Assessment(Dwelling Unit-Development (1480)-Other)	Capital Needs Assessment		\$20,000.00
	GLENBROOK AT OXMOOR-HOPEVI PHASE I (AL001000037)			\$10,000.00
ID0000286	Capital Needs Assessment(Dwelling Unit-Development (1480)-Other)	Capital Needs Assessment		\$10,000.00
	RALPH KIMBROUGH HOMES (AL001000018)			\$2,899,999.00
ID0000287	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$2,899,999.00
	Subtotal of Estimated Cost			\$16,814,670.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$4,350,000.00
ID0000257	Administration(Administration (1410)-Salaries)	Administration		\$1,450,000.00
ID0000258	Operations(Operations (1406))	Operations		\$2,900,000.00
	TOM BROWN VILLAGE (AL001000010)			\$1,000,001.00
ID0000259	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$950,000.00
ID0000275	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$1.00
ID0000291	Vacancy Reduction(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets.Dwelling Unit-Interior (1480)-Other.Dwelling Unit-Interior (1480)-Tubs and	Repair of vacant units		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ELYTON VILLAGE (AL001000001)			\$150,000.00
ID0000260	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$100,000.00
ID0000290	Vacancy Reduction(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and	Repair of vacant units		\$50,000.00
	CHARLES P MARKS VILLAGE (AL001000006)			\$1,000,000.00
ID0000261	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$1,000,000.00
	SMITHFIELD COURT (AL001000009)			\$1,000,000.00
ID0000262	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$1,000,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year      2                                  2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	REV. DR. MORRELL TODD COMMUNITY (AL001000011)			\$1,950,000.00
ID0000264	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$1,900,000.00
ID0000292	Vacancy Reduction(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen	Repair of vacant units		\$50,000.00
	SOUTHTOWN (AL001000004)			\$3,500,000.00
ID0000277	Southtown Demolition - Remaining Units(Dwelling Unit - Demolition (1480))	Demolition of units and site work for remaining units		\$3,500,000.00
	RUSSELL B HARRIS HOMES (AL001000014)			\$50,000.00
ID0000293	Vacancy Reduction(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Development (1480)-	Repair of vacant units		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year      2    2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NORTH BIRMINGHAM HOMES (AL001000016)			\$50,000.00
ID0000295	Vacancy Reduction(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and	Repair of vacant units		\$50,000.00
	ROOSEVELT CITY (AL001000023)			\$50,000.00
ID0000296	Vacancy Reduction(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and	Repair of vacant units		\$50,000.00
	GLENBROOK AT OXMOOR-HOPEVI PHASE I (AL001000037)			\$550,000.00
ID0000297	Vacancy Reduction(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and	Repair of vacant units		\$50,000.00
ID0000298	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$500,000.00



Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$3,600,000.00
ID0000265	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$1,200,000.00
ID0000266	Operations(Operations (1406))	Operations		\$2,400,000.00
	COLLEGEVILLE CENTER (AL001000013)			\$3,000,000.00
ID0000267	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD Phase 2		\$3,000,000.00
	SMITHFIELD COURT (AL001000009)			\$1,000,000.00
ID0000272	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD - CNI Phase 4		\$1,000,000.00



Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ELYTON VILLAGE (AL001000001)			\$3,000,000.00
ID0000289	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD Phase 1		\$3,000,000.00
	CHARLES P MARKS VILLAGE (AL001000006)			\$1,400,000.00
ID0000300	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD Phase 2		\$1,400,000.00
	Subtotal of Estimated Cost			\$12,000,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year      4                                  2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$3,300,000.00
ID0000268	Administration(Administration (1410)-Salaries)	Administration		\$1,100,000.00
ID0000270	Operations(Operations (1406))	Operations		\$2,200,000.00
	SMITHFIELD COURT (AL001000009)			\$1,000,000.00
ID0000274	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD - CNI Phase 4		\$1,000,000.00
	ROOSEVELT CITY (AL001000023)			\$3,550,000.00
ID0000301	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD - Phase 2		\$3,500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year      4                                  2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000306	Vacancy Reduction(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Repair of vacant units		\$50,000.00
	REV. DR. MORRELL TODD COMMUNITY (AL001000011)			\$3,000,000.00
ID0000302	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD - Phase 2		\$3,000,000.00
	NORTH BIRMINGHAM HOMES (AL001000016)			\$50,000.00
ID0000303	Vacancy Reduction(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Repair of vacant units		\$50,000.00
	TOM BROWN VILLAGE (AL001000010)			\$50,000.00
ID0000304	Vacancy Reduction(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes)	Repair of vacant units		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	RUSSELL B HARRIS HOMES (AL001000014)			\$50,000.00
ID0000305	Vacancy Reduction(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances)	Repair of vacant units		\$50,000.00
	Subtotal of Estimated Cost			\$11,000,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$3,000,000.00
ID0000269	Administration(Administration (1410)-Salaries)	Administration		\$1,000,000.00
ID0000271	Operations(Operations (1406))	Operations		\$2,000,000.00
	SMITHFIELD COURT (AL001000009)			\$1,000,000.00
ID0000273	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD - CNI Phase 5		\$1,000,000.00
	TOM BROWN VILLAGE (AL001000010)			\$2,000,000.00
ID0000307	Copy of General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD -		\$2,000,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	RUSSELL B HARRIS HOMES (AL001000014)			\$2,000,000.00
ID0000308	Copy of Copy of General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$2,000,000.00
	NORTH BIRMINGHAM HOMES (AL001000016)			\$2,000,000.00
ID0000309	General Development Activity(Dwelling Unit - Conversion (1480))	Repositioning of public housing through Section 18 and/or RAD		\$2,000,000.00
	Subtotal of Estimated Cost			\$10,000,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2024	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,681,467.00
Operations(Operations (1406))	\$3,362,934.00
General Development Activity(Dwelling Unit - Conversion (1480))	\$500,000.00
Subtotal of Estimated Cost	\$5,544,401.00

\$4,350,000.00



### Part III: Supporting Pages - Management Needs Work Statements (s)

**Work Statement for Year**      3                          2026

Development Number/Name	Estimated Cost
General Description of Major Work Categories	

Housing Authority Wide

Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$1,200,000.00
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Operations(Operations (1406))	\$2,400,000.00
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Subtotal of Estimated Cost	\$3,600,000.00
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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	4 2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,100,000.00
Operations(Operations (1406))	\$2,200,000.00
Subtotal of Estimated Cost	\$3,300,000.00

### Part III: Supporting Pages - Management Needs Work Statements (s)

**Work Statement for Year 5**

2028

Development Number/Name	General Description of Major Work Categories
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### Estimated Cost

Housing Authority Wide

Administration(Administration (1410)-Salaries)

\$1,000,000.00

Operations(Operations (1406))

\$2,000,000.00

Subtotal of Estimated Cost

\$3,000,000.00

## B.5 Most Recent Fiscal Year Audit



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

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT  
MANAGEMENTS DISCUSSION AND ANALYSIS  
JUNE 30, 2023**

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

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

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

As management of the Housing Authority of the Birmingham District (the Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities for the fiscal year ended June 30, 2023, with selected comparative information for the year ended June 30, 2022. Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, it should be read in conjunction with the financial statements and the notes thereto, which follow this section.

### **The Financial Statements**

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

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

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT  
MANAGEMENTS DISCUSSION AND ANALYSIS  
JUNE 30, 2023**

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

*Net Investment in Capital Assets* - This consists of capital assets, reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

*Restricted Net Position* - This component of net position consists of restricted assets when constraints are placed on the asset by creditors (such as debt covenants, grantors, contributors, laws, regulations, etc.).

*Unrestricted Net Position* - This consists of net position that does not meet the definition of “net investment in capital assets” or “restricted net position.”

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

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

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

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

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**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**  
**MANAGEMENTS DISCUSSION AND ANALYSIS**  
**JUNE 30, 2023**

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**Authority Programs**

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

*Low-Rent Housing*

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

*HOPE VI*

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

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

*Capital Fund*

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

*Housing Choice Vouchers*

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

*Other Non-Major Programs*

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

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**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**  
**MANAGEMENTS DISCUSSION AND ANALYSIS**  
**JUNE 30, 2023**

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**Financial Highlights**

The number of residents served by the Low-Rent Housing and Housing Choice Voucher programs shaped the financial results of fiscal year 2023.

- The Authority's assets exceeded its liabilities at the close of the most recent fiscal year by approximately \$198 million (net position). Of this amount, approximately \$93.6 million (unrestricted net position) may be used to meet the Authority's ongoing obligations.
- The Authority's total net position decreased by approximately \$5.2 million net position was \$197 million and \$203 million for 2023 and 2022, respectively.
- Total operating revenue increased by approximately \$3.9 million during 2023. Total operating revenue for 2023 was \$94.8 million 2022 was \$90.9 million.
- The total operating expenses for all Authority programs increased by approximately \$12 million. The total operating expenses for 2023 amounted to \$102.4 million and for 2021 were \$90.3 million.

**Net Position**

As previously noted, Net Position may serve over time as a useful indicator of an entity's financial position. In the case of the Authority, assets exceeded liabilities by \$203.1 million at the close of the most recent fiscal year. The increase in invested in capital assets is due to the increase in construction in progress. Long-Term Liabilities and Restricted Net Position decreased primarily due to payments on long-term debts. Other Liabilities increased primarily due to an increase in accrued expenses and other accruals. A condensed Summary of Net Position is presented in Table 1.



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**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**  
**MANAGEMENTS DISCUSSION AND ANALYSIS**  
**JUNE 30, 2023**

Housing Authority of The Birmingham District  
Comparative Statement of Net Position  
**TABLE 1**

	<u>2023</u>	<u>2022</u>	<u>Total Change</u>	<u>% Change</u>
<b>ASSETS</b>				
Current and Other Assets	\$ 47,060,800	\$ 50,695,718	\$ (3,634,918)	-7.17%
Capital Assets	110,598,401	123,379,826	(12,781,425)	-10.36%
Other Noncurrent Assets	53,706,658	46,798,500	6,908,158	14.76%
Total Assets	211,365,859	220,874,044	(9,508,185)	-4.30%
<b>DEFERRED OUTFLOW OF RESOURCES</b>	25,187	53,911	(28,724)	-53.28%
<b>Total Assets and Deferred Outflow of Resources</b>	<u>\$ 211,391,046</u>	<u>\$ 220,927,955</u>	<u>\$ (9,536,909)</u>	-4.32%
<b>LIABILITIES</b>				
Current Liabilities	\$ 5,651,664	\$ 7,606,585	\$ (1,954,921)	-25.70%
Noncurrent Liabilities	7,636,433	9,999,410	(2,362,977)	-23.63%
<b>Total Liabilities</b>	13,288,097	17,605,995	(4,317,898)	-24.53%
<b>DEFERRED INFLOW OF RESOURCES</b>	140,395	174,044	(33,649)	-19.33%
<b>NET POSITION</b>				
Investment in Capital Assets	102,831,442	112,485,356	(9,653,914)	-8.58%
Restricted	1,503,053	1,182,592	320,461	27.10%
Unrestricted	93,628,059	89,479,968	4,148,091	4.64%
<b>Total Net Position</b>	197,962,554	203,147,916	(5,185,362)	-2.55%
<b>Total Liabilities &amp; Net Position</b>	<u>\$ 211,391,046</u>	<u>\$ 220,927,955</u>	<u>\$ (9,536,909)</u>	-4.32%

### Revenues, Expenses, and Changes in Net Position

Table 2 compares the revenues and expenses for the current and previous fiscal years. Additionally, the change in Net Position is presented. The increase in Net Position is primarily attributed to operating revenues greater than operating expenses. Additional details are discussed below.

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT  
MANAGEMENTS DISCUSSION AND ANALYSIS  
JUNE 30, 2023**

**Housing Authority of The Birmingham District  
Comparative Statement of Revenues, Expenses and Changes in Net Position  
Table 2**

	<u>2023</u>	<u>2022</u>	<u>Total Change</u>	<u>% Change</u>
<b>OPERATING REVENUES</b>				
HUD Operating Revenue	\$ 85,977,161	\$ 83,789,855	\$ 2,187,306	2.61%
Tenant Revenue	7,348,218	5,763,554	1,584,664	27.49%
Other Government Grants	106,908	-	106,908	0.00%
Other Revenue	1,410,242	1,369,998	40,244	2.94%
	<u>94,842,529</u>	<u>90,923,407</u>	<u>3,919,122</u>	<b>4.31%</b>
<b>OPERATING EXPENSES</b>				
Administration	13,676,505	12,805,017	871,488	6.81%
Tenant Services	1,582,049	1,965,903	(383,854)	-19.53%
Utilities	10,075,662	8,010,239	2,065,423	25.78%
Ordinary Maintenance and Operations	13,569,126	9,372,400	4,196,726	44.78%
Protective Services	2,326,765	1,986,885	339,880	17.11%
Insurance	2,504,414	2,761,597	(257,183)	-9.31%
Other General Expenses	2,584,026	2,249,931	334,095	14.85%
Housing Assistance Payments	47,585,070	42,778,103	4,806,967	100.00%
Depreciation	8,460,374	8,350,816	109,558	1.31%
	<u>102,363,991</u>	<u>90,280,891</u>	<u>12,083,100</u>	<b>13.38%</b>
<b>INCOME (LOSS) FROM OPERATIONS</b>	<u>(7,521,462)</u>	<u>642,516</u>	<u>(8,163,978)</u>	
<b>Non-Operating Revenues (Expenses)</b>				
Investment Income	195,624	11,908	183,716	1542.79%
Interest Expense	(157,071)	(226,612)	69,541	-30.69%
	<u>38,553</u>	<u>(214,704)</u>	<u>253,257</u>	<b>-117.96%</b>
<b>INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS</b>	<u>(7,482,909)</u>	<u>427,812</u>	<u>(7,910,721)</u>	
Government Capital Grants	3,247,191	4,475,922	(1,228,731)	-27.45%
Change in Net Position	(4,235,718)	4,903,734	(9,139,452)	-186.38%
Beginning Net Position	203,147,916	198,244,182	4,903,734	2.47%
Prior Period Adjustments	(949,644)	-	(949,644)	100.00%
<b>Ending Net Position</b>	<u>\$ 197,962,554</u>	<u>\$ 203,147,916</u>	<u>\$ (5,185,362)</u>	<b>-2.55%</b>

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT  
MANAGEMENTS DISCUSSION AND ANALYSIS  
JUNE 30, 2023**

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### **Capital Assets**

Capital assets consist of apartments available to lease to qualified residents, administrative buildings, community service areas and gyms, vehicles and sundry equipment used by the Authority to administer its programs.

Factors contributing to the increase in construction in progress are ongoing modernization projects at various developments. Buildings and accumulated depreciation decreased due to the write off of fully depreciated properties that were demolished as part of the HOPE VI Program.

Capital Asset details are provided in the schedule below:

**Housing Authority of The Birmingham District  
Comparative Statement of Capital Assets**

	<u>2023</u>	<u>2022</u>	<u>Total Change</u>	<u>% Change</u>
Land	\$ 10,838,189	\$ 10,838,189	\$ -	0.00%
Buildings & Infrastructure	275,405,091	248,129,624	27,275,467	10.99%
Furniture & Equipment - Dwelling	3,269,205	3,269,205	-	100.00%
Furniture & Equipment - Administrative	4,572,744	4,572,748	(4)	0.00%
Leasehold Improvements	40,817,863	68,033,323	(27,215,460)	-40.00%
Construction in Process	3,852,247	8,233,302	(4,381,055)	100.00%
	338,755,339	343,076,391	(4,321,052)	-1.26%
Accumulated Depreciation	(228,156,938)	(219,696,565)	(8,460,373)	3.85%
<b>Total Capital Assets</b>	<b>\$ 110,598,401</b>	<b>\$ 123,379,826</b>	<b>\$ (12,781,425)</b>	<b>-10.36%</b>

### **Debt Administration**

The Authority received funding under an Energy Performance Contract in Fiscal Year 2016. The outstanding liability as of June 30, 2023 is \$7,766,959.

### **Contacting the Authority**

This financial report is designed to provide our residents, the citizens of Birmingham, Alabama, all federal and state regulatory bodies, and any creditors with a general overview of the Authority's finances and its accounting for the monies it receives. If you should have any questions, contact the Authority at 1826 Third Avenue South, Birmingham, Alabama 35233.

Dontrelle Young-Foster  
CEO

## C.1 Resident Advisory Board (RAB) Comments



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

**Resident Advisory Board  
Comments  
February 14, 2025  
Smithfield Court Nutrition Center**

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

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**HOUSING AUTHORITY OF THE  
BIRMINGHAM DISTRICT**



## Annual Plan Comments (Q & A)

1. **RAB Question:** (Attachment B-3– Progress Report) How far can the camera see (Kimbrough Homes)?  
**HABD Response:** The cameras have a view of most activities on the site.
2. **RAB Question:** How regularly are the cameras reviewed?  
**HABD Response:** Daily
3. **RAB Comment:** (Attachment H – Client Services) Only one resident can win (Everyday Counts lottery)  
**HABD Response:** Yes, only one name is drawn per month.
4. **RAB Question:** How many are in the Drop-out Recovery Program?  
**HABD Response:** A total of 22 participating at the Campus of Hope, and daily about 1-5 students come in person or virtually for kids that live on the eastern side of town. There is another location for kids that live on the west side.
5. **RAB Question:** What are the ages?  
**HABD Response:** 17-21.
6. **RAB Question:** How many are from Elyton Village?  
**HABD Response:** I will check and get back with you. (A follow up was made which resulted informing the resident that currently none of the Dropout Recovery Program participants are from Elyton Village.)
7. **RAB Question:** Will the Empowerment Centers have after care?  
**HABD Response:** Yes, the same services will be offered as the community center, and we are looking to add services, but not take anything away.
8. **RAB Comment:** Some of the children around here are dropping out at 12.  
**HABD Response:** Legally children that young cannot drop out of school. Under HABD's lease and policy all school age children must be in school, or there would be a lease violation which is subject to eviction.
9. **RAB Question:** What if the children are being homeschooled?  
**HABD Response:** Parents are allowed to homeschool their children.
10. **RAB Comment:** It needs to be investigated.  
**HABD Response:** We can speak after the meeting if you have something to report.
11. **RAB Question:** (Section3/Workforce Development) Is there a such thing as a group text for townhall meetings?  
**HABD Response:** Yes, text messaging would be in addition to flyers and emails, so we use multiple ways to communicate.
12. **RAB Question:** How many are in the maintenance apprenticeship?  
**HABD Response:** 40 – 56 were interviewed, but 40 are a part of the program.
13. **RAB Question:** Will the clothes be purchased or donated?  
**HABD Response:** They will be donated.

14. **RAB Question:** Can the resident council help with the clothes?

**HABD Response:** Yes.

15. **RAB Comment:** (transportation to partner offered training) Will residents get bus passes? Some residents don't like to ride the bus, and then they wake up too late to make in time, and work way across town from where they live.

**HABD Response:** Yes. Also, we want to offer training for first time bus riders so they know how to read the bus schedule and know how to get around.

16. **RAB Question:** (Attachment B - Other Policies that govern eligibility, selection, and admissions) Is the wait list closed? Are y'all giving vouchers?

**HABD Response:** 1-2 bedroom, but it depends on the site, time on the list, and availability. Re-entry is a pilot program and this section is about offering preferences to eligible participants.

17. **RAB Question:** (Attachment R – Modernization Units) Is this for vouchers?

**HABD Response:** No, these are vacant public housing units that are being repaired to be leased again.

18. **RAB Comment:** Do you still paint the units when residents want their units painted? Can we buy paint and paint the walls ourselves?

**HABD Response:** You must make a request to the property manager. We have contractors to do professional painting in the units. No, you cannot paint the walls of the units yourselves.

19. **RAB Comment:** The floors in the rent office are sinking.

**HABD Response:** We would need to do a physical needs assessment to make a determination about that type of issue.

20. **RAB Comment:** (Attachment B-3 – Progress Report) What kind of activities are you using the cameras for?

**HABD Response:** The cameras in the vans and buses were installed for safety purposes primarily to monitor driver behavior.

21. **RAB Comment:** (Attachment G – Homeownership) I cannot ever reach anyone. I have been trying to participate in the Homeownership Program for years.

**HABD Response:** HABD will invite the Homeownership Facilitator to your resident council meeting to provide updates about the program.

22. **RAB Comment:** (Attachment N – Demolition/Disposition) The site is too large not to have a gym. Do you have a date to demo the gym (Elyton Village)?

**HABD Response:** No, we must wait for HUD. For an example, we have an application which SAC is sending its first responses to it after three years. It is a lengthy process.

## C.2 Certification by State or Local Officials



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



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

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

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

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

certify that the 5-Year PHA Plan for fiscal years \_\_\_\_\_ and/or Annual PHA Plan for fiscal year  
2025-2026 \_\_\_\_\_ of the Housing Authority of the Birmingham District is consistent with the  
*PHA Name*

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

City of Birmingham

*Local Jurisdiction Name*

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

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

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

Name of Authorized Official:

Randall L. Woodfin

Title:

Mayor

Signature:

Date:

2-24-2025

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

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

### C.3 Civil Rights Certification



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

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

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

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning July 1, 2025, in connection with the submission of the Plan and implementation thereof:*

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

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

Housing Authority of the Birmingham District  
PHA Name

AL001  
PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2026

☐ 5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

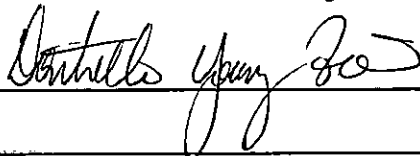
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C.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

Name of Executive Director Dontrelle Young-Foster

Name Board Chairman

Abra Barnes

Signature



Date 3/20/2025

Signature



Date 3/20/2025

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