



The Housing Authority of the Birmingham District

PUBLIC HOUSING AGENCY

2025 Annual Plan Amendment

The PHA Annual Plan is a comprehensive guide to 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 17th largest in the country under the public housing program. Currently, HABD has over 3,000 units of public housing and over 6,000 housing choice vouchers. Attached is an Amendment to HABD's Annual Plan for the 2025 Fiscal Year (July 1, 2024 – June 30 2025).

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

- Hope VI or Choice Neighborhoods

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. HABD is designated a Standard PHA and thus submits the HUD-50075-ST.

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Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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	PHA Name: <u>Housing Authority of the Birmingham District</u> PHA Code: <u>AL001</u> PHA Type: ☐ Standard PHA ☒ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2024 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>3,801</u> Number of Housing Choice Vouchers (HCVs) <u>6,269</u> Total Combined Units/Vouchers <u>10,070</u> PHA Plan Submission Type: ☐ Annual Submission ☒ Revised Annual Submission Availability of Information. 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. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th data-bbox="167 1470 441 1541">Participating PHAs</th> <th data-bbox="441 1470 573 1541">PHA Code</th> <th data-bbox="573 1470 872 1541">Program(s) in the Consortia</th> <th data-bbox="872 1470 1144 1541">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1144 1470 1453 1507">No. of Units in Each Program</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th data-bbox="1144 1507 1289 1541">PH</th> <th data-bbox="1289 1507 1453 1541">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="167 1541 441 1640">Lead PHA:</td> <td data-bbox="441 1541 573 1640"></td> <td data-bbox="573 1541 872 1640"></td> <td data-bbox="872 1541 1144 1640"></td> <td data-bbox="1144 1541 1289 1640"></td> <td data-bbox="1289 1541 1453 1640"></td> </tr> <tr> <td data-bbox="167 1640 441 1738"></td> <td data-bbox="441 1640 573 1738"></td> <td data-bbox="573 1640 872 1738"></td> <td data-bbox="872 1640 1144 1738"></td> <td data-bbox="1144 1640 1289 1738"></td> <td data-bbox="1289 1640 1453 1738"></td> </tr> <tr> <td data-bbox="167 1738 441 1837"></td> <td data-bbox="441 1738 573 1837"></td> <td data-bbox="573 1738 872 1837"></td> <td data-bbox="872 1738 1144 1837"></td> <td data-bbox="1144 1738 1289 1837"></td> <td data-bbox="1289 1738 1453 1837"></td> </tr> <tr> <td data-bbox="167 1837 441 1906"></td> <td data-bbox="441 1837 573 1906"></td> <td data-bbox="573 1837 872 1906"></td> <td data-bbox="872 1837 1144 1906"></td> <td data-bbox="1144 1837 1289 1906"></td> <td data-bbox="1289 1837 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	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? Y N ☐ ☒ 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 (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): (c) The PHA must submit its Deconcentration Policy for Field Office review.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☒ ☐ 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 Rental Assistance or Project-Based Vouchers under RAD. ☐ ☒ Occupancy by Over-Income Families. ☐ ☒ Occupancy by Police Officers. ☐ ☒ Non-Smoking Policies. ☐ ☒ 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). (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.
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. NO CHANGES

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. NO CHANGES
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☒ ☐ (b) If yes, please describe: NO CHANGES SINCE ANNUAL SUBMISSION 03/28/2024.
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☒ ☐ (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.
C.2	Certification by State or Local Officials. Form HUD 50077-SL, <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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. 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.
C.4	Challenged Elements. 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. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☒ ☐ ☐ (b) If yes, please describe: The Recovery Plan was instituted in March 2024 to resolve a failing financial sub-indicator (FASS) due to a late presumptive rating of failure due to HABD not meeting the submission deadline for the FYE2022 unaudited financial submission. Included in the Recovery Plan are 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 for 2021, 2022, and 2023, along with a satisfactory score of at least 60% of our FYE 2025 PHAS score.

D.	Affirmatively Furthering Fair Housing (AFFH).			
D.1	Affirmatively Furthering Fair Housing (AFFH). 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. <table border="1"> <tr> <td> Fair Housing Goal: <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> No Changes </td> </tr> <tr> <td> Fair Housing Goal: <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> No Changes </td> </tr> <tr> <td> Fair Housing Goal: </td> </tr> </table>	Fair Housing Goal: <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> No Changes	Fair Housing Goal: <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> No Changes	Fair Housing Goal:
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No Changes

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 . (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

☐ **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. (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 §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 §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.

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.2 contains new activities relating to the elements of the PHA Plan which are planned for Fiscal Year 2024. 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) submitted a Choice Neighborhood Planning Grant application on June 7, 2024 for the Rev. Dr. Morrell Todd Homes public housing site (AL001000011). We believe that the information below which was submitted in a letter to the HUD's Choice Neighborhood Director provides an overview of the plan.

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.

Annual Plan 2025 Amendment to Choice Neighborhoods The U.S. Department of Housing and Urban Development's Choice Neighborhoods program was first funded by Congress in 2010 replacing and expanding on the HOPE VI program. Choice Neighborhoods has three goals: 1) to transform distressed housing, 2) to support positive outcomes for families in the targeted neighborhood, and 3) to transform neighborhoods of poverty into viable neighborhoods with access to well-functioning services. Choice Neighborhood parameters include the requirement of one-for-one replacement, resident involvement, right-to-return if lease compliant, activities and services to promote self-sufficiency, and the inclusion of energy-efficient design principles.

HABD will join forces with the Woodlawn United (Planning Coordinator), the City of Birmingham, the Rev. Dr. Morrell Todd Homes Community Resident Advisory Council, the Woodlawn and Kingston Neighborhood Associations and over 30 public and private partners to conduct a strategic planning process to develop a transformation plan for the Kingston-Woodlawn Choice Neighborhood area that includes the revitalization of the Rev. Dr. Morrell Todd Homes public housing site (AL001000011) and to develop a human capital investment strategy. As described in HABD's Choice Neighborhoods Planning Grant application, there is significant work on the ground that has occurred and in 2024 Coca-Cola confirmed that they will start construction on a \$330M facility this year in Kingston, within a few blocks of the Rev. Dr. Morrell Todd Homes public housing site. This is very critical time for our residents and the Kingston-Woodlawn community.

HABD is committing cash leverage in the amount of \$182,000 for the planning coordinator's scope, household level needs assessment administration, resident and community communications/website, Community Ambassadors program, master planning and the comprehensive neighborhood-wide market study to support the Choice Neighborhood Housing, People and Neighborhood-related planning activities. We are also providing, over the 30-month Choice Neighborhood Planning grant process, in-kind staff, meeting materials and other resources valued at over \$150,000. We are positioned to get started immediately. HABD is dedicated to ensuring that the Rev. Dr. Morrell Todd Homes public housing community public housing residents are engaged, informed and involved in the planning process. The Choice Planning team's approach to planning is described in the soundness of

approach narrative; a few highlights include: our focus on resident capacity building sessions, Community Ambassadors programs and reaching and engaging every stakeholder in the Kingston-Woodlawn Choice Neighborhood area. With the existing foundation and relationships that Woodlawn United and HABD has built, we are confident that the planning process will be comprehensive, and the strategies will be grounded in data and ambitious, but attainable. The focus on the Kingston-Woodlawn transformation plan will be to preserve the affordable housing, while advancing mixed-income communities. The Kingston-Woodlawn Choice Neighborhood planning team has tremendous potential and a number of community stakeholders already working within its boundaries. As part of the planning process over the 30-month period, three task groups (Housing, People and Neighborhood) will feed into the Choice Advisory Council (CAC) that has been established. Each task group will have a diverse set of resident and community stakeholders. HABD's Rev. Dr. Morrell Todd Homes Resident Advisory Council will actively participate. Rev. Dr. Morrell Todd Homes residents will be consistently encouraged to assume leadership roles in the planning process and early on in the planning process Rev. Dr. Morrell Todd Homes residents will be provided capacity building sessions to ensure they have the tools to be active participants.

HABD's Choice Neighborhood Planning Coordinator (PC) is Woodlawn United, a trusted partner that is part of the Purpose Built Communities network. Since 2010, Woodlawn United has served as the community quarterback for 13-years, leading an alliance of partners committed to breaking the cycle of poverty in Birmingham's historic Woodlawn community. Woodlawn United has both national expertise and capacity, state and regional connections, as well as strong working relationships with the Woodlawn and Kingston Neighborhood Associations, multiple City of Birmingham and Jefferson County departments and grassroots partners that serve this CN area on a daily basis. Woodlawn United's office is strategically located in the heart of the Kingston-Woodlawn CN area.

HABD is in the process, working with Woodlawn United, of identifying approximately four residents to serve as Community Ambassadors to serve as a liaison. Ambassadors will go through a training and development process led by Woodlawn United, a tailored version of WE Lead, which develops participant's leadership skills and challenges them to step outside their comfort zones. This prepares Ambassadors to assess, identify, and solve problems in their community and are actively creating positive changes. HABD, Woodlawn United and the Choice Neighborhoods planning team have identified the following organizations to guide the Task Forces Transformation Plan elements. Neighborhood Task Force (Lead by Woodlawn United and Kingston and Woodlawn Neighborhood Associations) will evaluate current neighborhood infrastructure and strategically plan for a healthy neighborhood. Walkability, access to transportation and community facilities, public safety, parks and open space, lighting, parking, safe streets, economic development and other neighborhood elements will be examined. Sustainability tools like LEED-ND will be applied to the plan to ensure that the resulting strategies support a community that capitalizes upon all of the assets.

Housing Task Force (Lead by Paces Preservation Partners and HABD) will help guide plan feasibility, funding options and strategies for the Rev. Dr. Morrell Todd Homes replacement units and the master planning for mixed-income communities. Strategies for ensuring preservation of affordable housing and pathways to homeownership will be studied closely

by the Housing Task Force. Appropriate housing mixes and locations based on transit options and access to resources and amenities will be studied. People Task Force (Lead by Woodlawn United) will evaluate existing health and human services in the area, performance of local schools, educational opportunities available, and social networks and delivery systems that exist or are needed. Job training, placement and readiness, and employment strategies will also be emphasized. Services for youth, seniors, disabled, and other special populations will be addressed with representation from those populations on the Task Force. We are honored to be a part of such a dynamic coalition of partners who are committed to the same goal, creating a community of opportunity with quality housing, schools, businesses, services, and amenities where people can thrive. HABD, the residents and our partners are dedicated and ready to develop a plan that focuses on inclusivity and provides access to rich assets for all income ranges.

HABD will play an active role in this ambitious effort, which brings together public housing residents, neighborhood stakeholders, local, regional and state organizations, to guide the Kingston-Woodlawn Transformation Plan. HABD is ready to get started and looks forward to developing a collaborative and comprehensive plan for transformation of this area. Planning for the overall vision for this site will bring together leveraged funds to blend multiple funding streams to invest in the housing and the residents, as well spur investment in the larger community.

Exhibits from the grant application follow this portion of Attachment M are:

- Choice Neighborhood Planning Area Map
- Choice Neighborhood Planning Partnership List

REV. DR. MORELL TODD COMMUNITY
TARGET PUBLIC HOUSING SITE

KINGSTON-WOODLAWN
CHOICE NEIGHBORHOOD

40TH STREET NORTH

RICHARD A. BRINGTON JR BLVD

AIRPORT HWY

1ST AVENUE NORTH



17



Kingston Woodlawn Choice Neighborhood Planning Area

Public Reporting Burden for this collection of information is estimated to average 5 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. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Choice Neighborhoods Planning Grant Leverage Resources - Planning Process

List all funds that will be used for leverage for the Planning Grant only. For each resource you list, you must provide a commitment document behind this cover sheet that meets the standards described in the match and leveraging sections of the Planning Grant NOFA. The amounts listed on this form must be consistent with the amounts identified in the application and the amounts in each resource commitment document.

Source of Resource	Dollar Value of Resource	Page # of Commitment Document
Housing Authority of the Birmingham District	\$ 150,000.00	66-67
Woodlawn United	\$ 30,000.00	68-71
Kingston and Woodlawn Neighborhood Associations	\$ 13,200.00	72-73
Paces Preservation Partners	\$ 30,000.00	74-75
Birmingham Public Library	\$ 7,300.00	76-77
MAX - Birmingham Jefferson Co Transit Authority	\$ 309,990.00	78-79
College Prep Alabama	\$ 5,000.00	80-81
Alabama Goodwill Industries	\$ 8,100.00	82-83
Girls, Inc	\$ 5,000.00	84-85
Hispanic and Immigrant Center of Alabama	\$ 2,500.00	86-87
IGNITE	\$ 8,000.00	88
James Rushton Early Learning Center	\$ 5,000.00	89-90
Jefferson County Family Resources Center	\$ 1,570.00	91-92
Miles College	\$ 25,000.00	93-94
Page Total	\$ 600,660.00	

Public Reporting Burden for this collection of information is estimated to average 5 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. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

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Source of Resource	Dollar Value of Resource	Page # of Commitment Document
Mississippi Action for Progress	\$ 8,604.00	95-96
Neighborhood Housing Services of Birmingham	\$ 3,600.00	97
One Roof	\$ 3,600.00	98-
Opportunity Alabama	\$ 24,000.00	99-100
Childcare Resources	\$ 12,000.00	101-102
REV Birmingham	\$ 1,846.00	103
Small Magic	\$ 70,000.00	104-105
STRIVE	\$ 150,000.00	106
The Man Project	\$ 5,000.00	107
UAB Minority Health and Health Equity Research Center	\$ 26,401.00	108-109
United Way of Central Alabama	\$ 2,580.00	110-111
Community Care Development Network	\$ 1,875.00	112-113
YWCA	\$ 3,900.00	114
YMCA	\$ 14,000.00	115-116
Page Total	\$ 327,406.00	

**Choice Neighborhoods Planning Grant
Leverage Resources**

**U.S. Department of Housing
and Urban Development**

**OMB Approval No. 2577-0269
(exp.3/31/2025)**

Public Reporting Burden for this collection of information is estimated to average 5 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. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Choice Neighborhoods Planning Grant Leverage Resources - Planning Process

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Source of Resource	Dollar Value of Resource	Page # of Commitment Document
Maranthan Academy	\$ 25,000.00	117-118
ELI Thrive	\$ 10,908.00	119-120
Christian Service Ministries	\$ 2,034.00	121
Page Total	\$ 37,942.00	

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
July 12, 2024
Freedom Manor**

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

**HOUSING AUTHORITY OF THE
BIRMINGHAM DISTRICT**



Annual Plan Amendment Comments (Q & A)

1. **RAB Question:** (Attachment M – Choice Neighborhoods) I was asking about the community ambassadors - would that include the resident council plus residents?

HABD Response: Yes. Any residents from Todd Homes can sign up to be a community ambassador, but we would very, very much want the resident council members, and particularly the president, to serve as one of those community ambassadors.

2. **RAB Comment:** First of all, I just want to say thank you. I appreciate it. Appreciate the thought that's been put in to Morrell Todd Homes and being part of this choice neighborhood planning grant, the whole Kingston neighborhood itself. Just yesterday, I had a meeting with our residents at the community the other day, and I went over this annual plan I read. Yes, so, I got sent down yesterday and went over this 2025 annual plan and who presented, how the board presented. And I've got to read through some of it, read it out to the residents. Some of my elders are concerned when it comes to them. And them being placed? Are housing authorities going to develop a section strictly for the elders when it comes to this planning, to the choice they would in redeveloping a real time? Also, will they have the first option when it comes to being moved? Will they have the first option of being moved first? So, that's one of the questions that was raised to me.

HABD Response: Yeah, that's a great question. And let me say that Choice Neighborhood requires that every resident has a guaranteed right to a unit in the redevelopment. As far as what type of housing and what they'd like to see, that will be plan a part of the planning process. We want to hear from the residents. We would like senior housing specifically for seniors. And we want it to be in a building with elevators or, or no, we would, some of us seniors like to live with the kids and want to live with families. The planning process will be for everyone to come to the table and provide that type of feedback so that the ultimate plan will incorporate what the residents desires are. And then the choice neighborhood does use a strategy for that housing that's called building first. And so that means that before anybody is moved off of Todd Homes, we would build some beginning phases within the neighborhood. So residents could move one time to that. Let's say we did a first phase and it's a senior property someplace else within the Woodlawn Kingston neighborhood. The residents would have the option to move there and they can choose to move there once. Or once we get over to Todd Homes and we start tearing down and rebuilding there, they would have a choice to come back. The planning implementation process takes eight to 10 years. And so throughout that entire process, residents will have an option to where they want to live in the new housing that's developed. Because the housing will be developed in multiple phases over different years. And so residents will have an opportunity to come back to the various phases throughout that process. But those are great questions. And we really encourage the seniors to participate in the planning process so they can tell us what they want to see for their type of housing as we go forward.

3. **RAB Comment:** I know I had to report back to my seniors. Second question that was brought to my attention after my meeting yesterday with some of the residents, which I explained to them that we are one of the largest sites. We have 456 units now. We had 500.

As the planning process goes forward, what are the plans of Morrell Todd Homes when it comes to the redevelopment? Are they going to downsize Morrell Todd because it can only go to 250 units? That's through the CFR, through the Code of Federal Regulations, or are they going to plan on bringing back the whole 450 units? Or are they going to be redeveloping and housing has?

HABD Response: Under Choice Neighborhood, we will actually be required to develop 912 units. They will not be developed all on the Todd Home site. That's why Choice Neighborhood focuses more on the larger neighborhood, so we will be working with you know, Woodlawn and Kingston neighborhoods to identify other sites and with the city. You know, the city owns some amounts of vacant land, so we'll be working with the city and the neighborhood organizations to identify other places within the larger neighborhood where some of that housing will be developed. We know

that we will not be developing all, you know, not all 912 units will go back on the Todd Home site. And the planning process, again, the design charrettes, the different things that we'll do throughout the planning process will come up with actual conceptual designs of what the Todd Home site will look like after the transformation plan. So that's all part of the planning process, but we will be required to build not just 456 units, but 912 units. We have to double the number of units. But again, those are built throughout the neighborhood. They will not all on the Todd Home site. So exactly how many will go back on the Todd Home site will really depend on the planning process and the feedback that we get from residents as to what they'd like to see back on the site. Generally, there's a combination of things. You may have, you know, a senior building that could be two or three stories. You could have townhomes. You could have homeownership units. You know, in our Smithfield choice neighborhood implementation, we have a variety of things that are going to go back on to the Smithfield site. And we also have several other developments that will happen in the Smithfield larger neighborhood. So it would be kind of the same. It would be pretty much the same process for Todd. But it would look different because the residents of Todd will be the ones that will tell us what they want it to look like.

4. **RAB Question:** After the development will it still remain public housing?

HABD Response: It converts to the Section 8 platform, and so what happens is that, um, let's say we build a 100-unit building for seniors on the Todd Home site. Those 50 units would have project-based Section 8 in them. The other would be a combination of market rate and affordable. But all 456 units from Todd Homes will be rebuilt, but they will be rebuilt with Section 8 project-based vouchers. So the subsidy will still be available to the tenants. It just won't be under the public housing program. The tenants will still pay 30% of their income and there'll be a subsidy that pays the difference. So we'll make sure that it remains affordable and the tenants are still paying the same level of rent, which in public housing, you pay 30% of your income. So it would be the same under the redevelopment as well.

5. **RAB Question:** Okay, another big question too, this whole redevelopment. Inside the Morrell Todd Homes, I grew up in Kingston, the whole entire Kingston neighborhood. There is only one community center that serves that whole entire neighborhood, and that is Housing Authority. When this redevelopment comes through, what's going to happen with that community center? Will it also be a part of this redevelopment when they bring back the community center? Will it be a larger community center? Will it also be what the residents want to add to the community center? And will it also be open to the whole entire Kingston neighborhood?

HABD Response: And that again will be part of the planning process. Part of the planning process requires us to do an inventory of the entire neighborhood, both Kingston and the Woodlawn neighborhoods, and to identify What amenities exist and what amenities do not exist. The current community center that's at Todd homes. It will be again, a part of the planning process to determine, is that building viable to redevelop and continue to use as a community center, or would we rebuild, you know, two or three different community centers in different parts of the neighborhood. As you saw the overall neighborhood is larger, and so would it be, you know, it will be up to the neighborhood and the residents of Todd homes to talk about what kind of amenities are needed in the neighborhood and how we best position those. So the answer to that question about the current community center really is part of the planning process. It will be the residents and the neighborhood that come together and say, we think this community center can continue to serve our neighborhood, or no, we need other community centers or other types of facilities that will serve our neighborhood. And then also when we build new housing in these communities under choice, every new housing development has amenity space of its own. So for example, if we were to build offsite in the Woodland neighborhood somewhere, There would be a community room and usually there's a computer lab. There's usually some recreational facilities that are all part of

each development. So each development may also have smaller amenities that are specific to that particular development. And then there could be a larger community center. In the case of Smithfield, we're actually doing a neighborhood Center that's a resource center in conjunction with the library and various other community organizations. So again, it will be part of the planning process for everybody to talk about what's in your neighborhood and what's missing from your neighborhood and try to develop the transformation plan to address all of those amenities.

6. **RAB Question:** Okay, now I want to make sure I understood everything. I'm going to piggyback. I want to make sure I understood. It would be a project-based Section 8, right?

HABD Response: That's correct.

7. **RAB Comment:** I got that understood. The seniors will also have first choice when they want to come back, they want to move, when it comes to the redevelopment, we all want to sit down with the seniors and make sure. See, I have to, as president, I'm reporting back to my community before housing authority can come in and sit and talk with them. We understand. And I want to make sure that I'm giving them the correct information as their president and as I sit down with my residents. When y'all come in, they can truly be informed on what's going on.

HABD Response: That's great. Yeah, so far, you've got it. You're doing good.

8. **RAB Comment:** Let's talk about the young mothers in Morrell Todd Homes, so families stay prepared. They got four or five, six children. Will they have units that fit them when it comes to this redevelopment?

HABD Response: This again, is one of the requirements under choice is that we have to build units that are appropriate to the size of the existing buildings and existing families. So, if we have families that need four bedrooms or five bedrooms, we will do that. Part of this process is that we have to look at all the demographics, and we have to present to HUD, all of the demographics at Morrell Todd homes. HUD knows the size of the families that live there, and they will require that we build back units that are appropriate to the size of the existing families. Nobody can be displaced. They can choose to go elsewhere, and they'll receive assistance to do that, but nobody is required and cannot be displaced. We cannot move anybody from the neighborhood on a temporary basis, but on a permanent basis, everybody has the ability to have a unit in the new development.

9. **RAB Question:** Now, I want to talk about those residents and being compliant with their lease, which is going to play a big part in a lot of residents coming back. Those residents who are say troublemakers or they're not doing a community service or they have had frequent incidents that took place in their homes and things. Would they be allowed to come back?

HABD Response: No, they have to be in good standing to be entitled to choice neighborhood benefits. So, if they're not in good standing with their lease, the housing authority will have to take action to terminate leases. So if they're not paying their rent, if they have other lease violations, then basically they would not be eligible to receive the benefits under choice. So one of the things we say to all the residents in the resident meetings is that you need to remain in good standing in order to participate in all of these benefits.

10. **RAB Question:** And that's even doubles for those residents who are not doing their community service and they are behind in hours and they don't want to do their community service. That also falls in line with that as well too, right?

HABD Response: Yes, because community service is a requirement under the lease for public housing.

11. **RAB Question:** And once this transformation and the change of the neighborhood planning grant, there will no longer be any more community service at all.

HABD Response: That is correct because it converts to the Section 8 program and the Section 8 program does not have a community service provision.

12. **RAB Comment:** I want to say thank you. I can't wait and once again I'm thrilled, I'm happy to see this because it's going to do for the whole entire Kingston neighborhood and especially for Morrell Todd Homes which used to be Morton Simpson So I am truly excited. When I first became president, one of my things was out with the old and in with the new. And I stand by that to this day. So I'm ready to see this whole transformation go forward. And once again, thank you so much. Well, thank you.

HABD Response: We'll look forward to your leadership and guidance and making sure that the residents are at the table and actively participating in the process, because that will make it most successful.

13. **RAB Question:** They cannot smoke in these apartments, right? They have to be 25 feet away from their apartment, correct? Are they going to have designated smoking areas for those residents to be able to step outside and they can be able to go and smoke?

HABD Response: Those will be important concepts to talk about in the planning process, but I can say that most of the new communities that we redevelop, we do have outside designated smoking areas, and they're actually 50 feet from the building, not 25.

15. **RAB Question:** I definitely let them know that too. Residents that have pets, I was talking to those residents who have pets. I spoke to some seniors about pet stations. Yes, stations to be able to walk them, so they can, you know, use the bathroom, right?

HABD Response: And that, again, those are very important things for people to bring up during the planning process as we plan what the new housing will look like to include, you know, dog parks or dog walking areas with basically pickup containers there. So I think that all of that are very important items that as we work through the planning and we have the design charrettes where everybody sits around and looks at different things, that we get that feedback from people so that the ultimate designs will include the things that are important to the residents. But pets are generally allowed. And basically, when they are allowed, you have to accommodate them. So it's very common to see that. Those are common things that you do see in the redevelopments.

16. **RAB Question:** I'm going to be honest, and before I get off this mic, I'm just going to be honest, because I know my residents, I know my people, and the majority of them, I'm going to do everything I can to try to get some readiness to be ambassadors for this planning process. A majority of those residents in there, they just want the voucher and want to go. I'm just being honest with you. They're just ready to get a voucher and leave. Some of them don't even want to stay. Some of them don't even want to come back. I told them that's fine, that's okay. But I'm encouraging those residents who want to stay through the redevelopment, which brings me to this question here: Can those who want to stay through the redevelopment, through the whole process, can they stay through the whole entire process?

HABD Response: The answer to that is not known at this time, but as I mentioned earlier, the process will be done in phases. And so the hope is, like you mentioned, there will be people who voluntarily elect to take permanent relocation and say they want a voucher and they don't want to come back. In addition to that, we utilize the build first strategy. So we will build something in the neighborhood off of the Todd site initially. So between the people who voluntarily leave and the people who choose to go to the first phase, let's say that first phase is a senior building. So we move a bunch of the seniors to the new building. Then there should be enough vacancies that the rest of the people who want to stay there can stay there until we get something built back on the

Todd home site. That's generally the way it's done. So let's say we initially, you know, we build 100 units and there's 100 people that want to go, that would leave us with 200 vacant units that we would demolish in phases and build back a new phase. So the people staying at Todd could go back there. So again, that, that will be part of the planning process to talk about how the phases are planned on the site and, and what other, what other phases will be done offsite so that we can determine, but generally the people who want to stay during the whole process will probably be able to stay because of the phasing approach. I mean, again, that will be ultimately determined by the final plan. But generally, because it's phased, you would be allowed to stay on the site, anybody who would want to, because we should have enough vacancies that we can start the onsite process without having to require people to move. Now, some of them will have to move to different places on the site because we have to put them together. You know, if you're living in a building where you're the only person left in that building and the rest of it is vacant, we're going to move you to someplace else on the site. So the answer to that is most of the time, you will, if you stay on the site, you won't stay in the same unit. You may have to move to a different unit, but you may be able to stay on the site. And that will be more defined through the planning process.

17. **RAB Comment:** Thank you very much. That's all I have.

HABD Response: You're very welcome. Those were excellent questions.

18. **RAB Question:** I have a resident, a couple of residents that are disabled. I know I got a resident, he's blind in both his eyes. I got another resident that I know for sure is in a wheelchair. When it comes to this redevelopment and the planning strategies all around the site, will there be any units available for residents of such disabilities?

HABD Response: Yes, that's a great question. There are new laws today that did not exist when Todd Homes was built. And those laws talk about the uniform, it's the uniform federal accessibility standards, we call them UFAS. And it will require that all 10% the units have meet accessibility requirements. So there will be units that are specifically for people with mobility impairments. So people in wheelchairs or walkers, and then there also is 2% of the units have to be for visually or hearing impaired individuals. And so that will be a requirement. Those units will exist. As I say, the laws are very different today than they were back when Todd Homes was built. So any new housing that's built has to comply with all of these new laws, which includes the UFAS units.

19. **RAB Question:** What would be the age requirement for people applying for Morrell Todd when it gets redeveloped?

HABD Response: The age requirement for the senior housing will be 62 and older, but the rest of the housing will basically be for general population households. But anybody that signs a lease has to be, as the head of the household, has to be at least 18 years of age. That's based on state law.

20. **HABD Closing Remarks:** Do we have any more questions? Well, thank you all for coming out. Again, we'll keep you all informed when we get a proposal. Thank you all very much. It's been a pleasure. Have a great weekend. We'll keep you all informed. And again, we're expected to hear from HUD at the end of August. Thank you.

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 2025-2029 and/or Annual PHA Plan for
fiscal year 2024-2025 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:

3/26/2024

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, 2024, 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(o)(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).

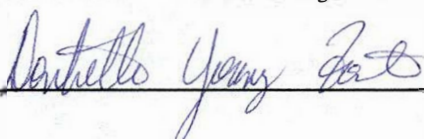
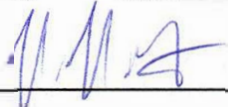
Housing Authority of the Birmingham District
PHA Name

AL001
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2025

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	D.G. Pantazis, Jr.
Signature		Signature	
Date	8/16/2024	Date	8/16/2024

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