



President and CEO  
**Dontrelle Young Foster**

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

### **Board of Commissioners**

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

**August 4, 2025**

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

### **NOTICE OF THE REGULAR MEETING**

Notice is hereby given that the regular session of the Board of Commissioners of the Housing Authority of the Birmingham District will be held on **Thursday, August 21, 2025, at 1:30 p.m.** at the George W. McCoy Facility, located at 1301 25<sup>th</sup> Avenue North, Birmingham, Alabama 35204. The meeting will be live-streamed via Zoom. To access the meeting, go to [HABD.org](http://HABD.org) for more information.

Sincerely,

**Dontrelle Young Foster**  
President/CEO

DYF: ab



President and CEO  
**Dontrelle Young Foster**

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

### **Board of Commissioners**

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

### **Regular Meeting of the Board of Commissioners**

**George W. McCoy Building  
1301 25<sup>th</sup> Avenue North  
Birmingham, AL 35204**

**Thursday, August 21, 2025**

**1:30 p.m.**

### **Agenda**

- I. Call to Order**
- II. Roll Call**
- III. Adoption of Agenda**
- IV. Consent Agenda**
  - a. Approval of Minutes, Regular Meeting, July 17, 2025
  - b. President/CEO's Report
  - c. Resolution 2025-12787, Approval of Charge-Offs for Period Ended July 31, 2025
- V. Old Business**
- VI. New Business**
  - a. Recommendation for CNI Phase I Building Naming
  - b. Presentation of the cumulative Finance Report for Period Ended July 31, 2025
- VII. Housing Choice Voucher Program**
  - 1. Approval of the Section Eight Management Assessment Program (SEMAP) Certification

**VIII.   Real Estate Development**

1. Approval of Selection of Development Partner

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

**X.     Executive Session**

**XI.    Adjournment**

**MINUTES OF THE REGULAR MEETING OF THE  
HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT  
HELD ON JULY 17, 2025**

The Commissioners of the Housing Authority of the Birmingham District met in regular session at 1:30 p.m. on July 17, 2025, at the George W. McCoy Facility located in Birmingham, Alabama. The meeting was called to order by Chairwoman Thompson, and upon roll call, those present and absent were as follows:

**PRESENT:**

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

**ABSENT:**

None

**ALSO, PRESENT:**

Dontrelle Young Foster, President/CEO  
Denita Bearden, Chief Administrative Officer  
Josephine Banks, Chief Human Resources Officer  
Melanie Baker, Director of Finance  
Larry Williams, Chief Housing and Programs Officer  
Roger Malone, Public Safety Assistant  
James Hawkins, Project Manager  
Jennifer Brown, Director of Real Estate Development  
Caron Stitt, Partnership and Grant Officer  
Reginald Arnold, Ameresco  
Keaira Turner, Director of Strategic Communications  
Toraine Clausell, Director of IT Infrastructure & Operations  
Tyerra Henderson, General Counsel  
Kiera Hood, Executive Assistant  
Alicia Bibbs, Executive Office Coordinator

Chairwoman Thompson declared a quorum was present.

### **Adoption of Agenda**

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

### **Consent Agenda**

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

- a. The Approval of Minutes, Regular Meeting, May 15, 2025, was approved.
- b. The President/CEO's Report was accepted.
- c. The Cumulative Low-Income Housing Finance Report for the Period Ending June 30, 2025, was approved.
- d. **Resolution 2025 – 12781**, RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District, that the President/CEO is hereby authorized to charge off, as of May 31, 2025, the following resident accounts, which were up to 30 days old or more and considered uncollectible.

Elyton Village, Ala. 1-1-----	\$3,267.00
Southtown Court, Ala. 1- 4R -----	0.00
Marks Village, Ala. 1-6 -----	8,314.00
Smithfield Court, Ala. 1-9-----	0.00
Tom Brown Village, Ala. 1-10-----	1,101.63
Morrell Todd Homes, Ala. 1-11-----	7,745.00
Collegeville Center, Ala. 1-13-----	14,309.00
Harris Homes, Ala. 1-14-----	0.00
North Birmingham Homes, Ala. 1-16-----	0.00
Cooper Green Homes, Ala. 1-17-----	0.00
Kimbrough Homes, Ala. 1-18-----	0.00
Benjamin Green Village, Ala. 1-23-----	540.06
Roosevelt City, Ala. 1-30-----	0.00
Tuxedo I Ala 1-34 -----	332.00
Tuxedo II Ala 1-35-----	0.00
Mason City I Ala 1-40-----	0.00
Mason City III Ala 1-42-----	0.00
Freedom Manor Ala 1-21-----	0.00
<b>Total \$ 35,608.69</b>	

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District, that the President/CEO is hereby authorized to charge off, as of June 30, 2025, the following resident accounts, which were up to 30 days old or more and considered

uncollectible.

Elyton Village, Ala. 1-1-----	\$9,436.16
Southtown Court, Ala. 1- 4R -----	0.00
Marks Village, Ala.1-6 -----	0.00
Smithfield Court, Ala. 1-9-----	2,111.00
Tom Brown Village, Ala.1-10-----	3,981.25
Morrell Todd Homes, Ala.1-11-----	8,322.00
Collegeville Center, Ala.1-13-----	4,036.00
Harris Homes, Ala. 1-14-----	0.00
North Birmingham Homes, Ala.1-16-----	6,416.00
Cooper Green Homes, Ala.1-17-----	0.00
Kimbrough Homes, Ala.1-18-----	307.00
Benjamin Green Village, Ala.1-23-----	4,120.38
Roosevelt City, Ala. 1-30-----	0.00
Tuxedo I Ala 1-34 -----	0.00
Tuxedo II Ala 1-35-----	0.00
Mason City I Ala 1-40-----	0.00
Mason City III Ala 1-42-----	0.00
Freedom Manor Ala 1-21-----	0.00
<b>Total \$</b>	<b>38,729.79</b>

When called upon, the following voted as indicated:

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

Chairwoman Thompson indicated that the motion carried.

President Foster introduced HABD's new employees, Ms. Jennifer Brown, the Director of Real Estate Development, and Ms. Caron Stitt, the Partnership and Grant Officer. The Board welcomed the new employees and thanked the Chief Human Resources Officer, Dr. Josephine Banks, for bringing in the new talent.

### **Old Business**

For old business, President Foster called on Ms. Denita Bearden, Chief Administrative Officer, to provide an update on the Procurement Outreach initiatives. Ms. Bearden indicated that the Procurement Department is responsible for various locations, including the housing sites, Central Office, and the McCoy Facility. Their primary responsibilities include processing purchase orders, securing quotes, managing small purchase agreements, handling solicitations, processing

amendments and renewals, vendor management, and performance evaluation.

Ms. Bearden also shared a marketing strategy aimed at expanding engagement with both current and new vendors. Key initiatives include planning forums and meet-and-greet events, creating vendor information cards, listing on Sam.gov, improving the website, issuing a vendor newsletter, establishing a procurement email address, and managing a comprehensive database to reach more vendors.

After Ms. Bearden's update, the Board expressed its excitement about the new initiatives. The chair thanked Ms. Bearden for her update.

### **New Business**

For new business, President Foster called Mr. Larry Williams, the Chief of Housing and Programs Officer, to provide an update on Client Services. Mr. Williams highlighted several key programs, including the Family Self-Sufficiency (FSS) Program, Homeownership Program, Summer Youth Program, YouthBuild, and the program tracking systems.

Mr. Williams emphasized that the goal of the Family Self-Sufficiency program is to help participants achieve financial independence. The FSS serves both Public Housing and Housing Choice Voucher residents, with 52 active participants in the public housing program and 66 in the Housing Voucher Program. In 2024, 14 participants graduated from the program, with only three remaining on public assistance and one in public housing.

The Homeownership Program successfully assisted 11 families in purchasing homes.

In the Summer Youth Program, 190 students were placed with partners and local businesses across various industries in Birmingham.

YouthBuild enrolled 61 participants, of whom 37 secured employment and/or pursued secondary education. He anticipates that 17 individuals will be placed by the end of the year, and a new cohort is set to begin in August 2025.

Client Services utilizes three tracking systems: Tracking at A Glance, Yardi, and Compass Link.

Mr. Williams also reported on the Opportunity Tour. HABD, in collaboration with Max Transit, took 50 participants interested in homeownership on a tour of HABD properties. He noted that two participants are ready to purchase homes.

Vice-Chairwoman Barnes expressed her gratitude to Mr. Williams for the Opportunity Tour, which was a great success. After his presentation, the Board thanked Mr. Williams for his report.

### **Finance**

1. **Approval to Revise the 2025 Public Housing Utility Allowances Schedule**

Chairwoman Thompson acknowledged the Approval to revise the 2025 Public Housing Utility Allowance Schedule. Ms. Melanie Baker, Director of Finance, indicated that the purpose of this action is to implement the revision of the HABD's Public Housing Utility Allowance payments for tenant utilities in compliance with federal regulations. In accordance with HUD regulations, a PHA must review the utility allowances each year and revise the allowances if there has been a change of 10% or more in the utility rate since the last utility allowance schedule revision. Ms. Baker briefly highlighted the change in the utility allowances post EPC Phase I. After a brief discussion, upon motion by Commissioner Hood and seconded by Vice-Chairwoman Barnes, the following resolution was unanimously adopted.

**RESOLUTION NO. 12782**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District, hereby authorizes the President/CEO to approve and implement the new utility allowances for the HABD Public Housing Program.

When called upon, the following voted as indicated:

**YEA**

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

**NAY**

**ABSTAINED**

Chairwoman Thompson indicated that said motion carried.

**2. Approval to Submit the Energy Performance Contract (EPC) Phase II Application to HUD for Review**

Chairwoman Thompson acknowledged the Approval to submit the Energy Performance Contract (EPC) Phase II Application to the Department of Housing and Urban Development (HUD) for review and approval. Ms. Melanie Baker, Director of Finance, indicated that the purpose of this request is to seek Board authorization to submit an EPC Phase II application to HUD for approval. The objective is to extend the EPC Phase I energy and water savings of \$2.7 million annually. Without extending into Phase II, the savings would expire in 2026, and the operating subsidy would revert to pre-EPC funding. The energy saving would be incorporated into the annual operating subsidy.

There was a discussion regarding the EPC attachment and what was presented in the board action. The commissioners pointed out an error concerning the *Purpose and Objective* of the board action related to the statement that "\$12.6 million will be utilized for the window replacement at North Birmingham homes." Ms. Baker acknowledged this error and would revise the statement to clarify that the funds will be allocated for rehabilitation at various sites.



President Foster indicated that we are presenting this matter to the board today as we are close to closing out Phase I of the Energy Performance Contract (EPC). To benefit from the savings, we need to amend Phase I to proceed into Phase II. Additionally, to meet HUD's deadline, we require authorization from the board to submit our application to HUD. In the meantime, while HUD reviews our application, we can provide the board with a detailed report on the EPC before moving forward, stated President Foster.

After a brief discussion, upon motion by Commissioner Hood and seconded by Commissioner Pantazis, the following resolution was unanimously adopted.

### **RESOLUTION NO. 12786**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to submit an EPC Phase II application to HUD for review and approval.

When called upon, the following voted as indicated:

#### **YEA**

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

#### **NAY**

#### **ABSTAINED**

Chairwoman Thompson indicated that said motion carried.

### **Housing Operations**

#### **1. Approval of Award of Contract for Roof Repair and Replacement Services**

Chairwoman Thompson acknowledged the Approval of Award of Contract for Roof Repair and Replacement Services. Mr. Larry Williams, Chief Housing and Programs Officer, indicated that the purpose of the request was to obtain board approval to award a contract for roofing repair and replacement services. HABD issued an Invitation For Bid (IFB) for Roofing Repair and Replacement services on March 17, 2025. The IFB was published in the Birmingham Times, The Housing Agency Marketplace, on HABD's website, and social media. The Housing Agency Marketplace reported sixty-eight (68) contractors viewed the solicitation. Five (5) contractors submitted bids; one contractor, Reliable Services, was deemed the lowest responsive and responsible bid. Therefore, management recommended awarding a contract to Reliable Services. Upon motion by Commissioner Pantazis, and seconded by Commissioner Cook, the following resolution was unanimously adopted.

**RESOLUTION NO. 12783**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to enter into a contract with Reliable Services to provide Roofing Repair and Replacement Services.

When called upon, the following voted as indicated:

YEANAYABSTAINED

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

Chairwoman Thompson indicated that said motion carried.

**Real Estate Development****1. Approval of Award of Contract for Project Management Services**

Chairwoman Thompson acknowledged the Approval of Award of Contract for Project Management Services. Mr. James Hawkins, Project Manager, indicated that the purpose of this request is to obtain approval to award a contract for project management services. HABD issued a Request For Proposal (RFP) on March 12, 2025. The solicitation was advertised in the Birmingham Times, AL.com, PHADA, the Housing Agency Marketplace, and the HABD website. Eighty-two (82) firms viewed the solicitation. Eight (8) submitted proposals. The top three respondents were invited to submit a "Best and Final Offer." After evaluating the proposals, management recommended awarding a contract to Kemp Management Solutions. Upon motion by Commissioner Pantazis and seconded by Commissioner Cook, the following resolution was unanimously adopted.

**RESOLUTION NO. 12784**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to execute a contract with Kemp Management Solutions for project management services.

When called upon, the following voted as indicated:

YEANAYABSTAINED

Chairwoman Thompson  
Vice-Chairwoman Barnes  
Commissioner Pantazis  
Commissioner Cook

Commissioner Hood

Chairwoman Thompson indicated that said motion carried.

2. **Approval of Award of Contract for Loveman Village Gymnasium**

Chairwoman Thompson acknowledged the Approval of Award of Contract for Loveman Village Gymnasium. Mr. James Hawkins stated that the purpose of this request is to obtain approval to award a contract to renovate the Loveman Village gymnasium. The Housing Authority of Birmingham District (HABD) is now prepared to move forward with the renovation of the gym, which is located next to the daycare facility. Completing the renovation of the gymnasium will finalize the upgrades to both the daycare and the Loveman Village site.

On May 22, 2025, HABD issued an Invitation for Bid (IFB) for this project. The solicitation was advertised in several outlets, including the Birmingham Times, AL.com, PHADA, the Housing Agency Marketplace, and HABD's website. A total of fifty-eight (58) firms and individuals viewed the solicitation, and HABD received four (4) bids. After evaluations, HABD recommends awarding a contract to Jared Building Company, which submitted the lowest, responsive and responsible bid. Upon motion by Commissioner Hood and seconded by Vice-Chairwoman Barnes, the following resolution was unanimously adopted.

**RESOLUTION NO. 12785**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to execute a contract with Jared Building Company for the renovation of the Loveman Village gymnasium.

When called upon, the following voted as indicated:

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

Chairwoman Thompson indicated that said motion carried.

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

There were no persons desiring to speak before the Board of Commissioners.

**Executive Session**

Chairwoman Thompson acknowledged the executive session. The purpose of the executive session was to discuss litigation matters and the Human Resources update. Attorney Henderson noted that

the subject matter was appropriate for an executive session. Upon motion by Commissioner Hood and seconded by Commissioner Pantazis, the Board went into executive session for approximately thirty (30) minutes.

When called upon, the following voted as indicated:

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

Chairwoman Thompson indicated that said motion carried.

After the executive session, Chairwoman Thompson called the meeting back to order. Commissioner Pantazis moved, and Commissioner Cook seconded, that the Board end the executive session, and the meeting was reconvened.

When called upon, the following voted as indicated:

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

Chairwoman Thompson indicated that said motion carried.

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

\_\_\_\_\_  
Chairwoman

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ATTEST:

---

Secretary

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

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

**Date:** Wednesday, August 6, 2025

**Department** Finance

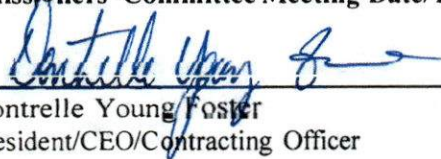
**Board of Commissioners' Meeting Date:** Thursday, August 21, 2025, at 1:30 p.m.

**Board Agenda item(s):**

1. Monthly Financial Report
2. Charge-Off's for the Month of July 2025
3. Contract Register

**Board of Commissioners' Committee Meeting Date/Time:** Monday, August 11, 2025, at 10 00 a.m.

**Approved by:**

  
Dontrelle Young Foster  
President/CEO/Contracting Officer

8/8/2025  
Date

**Duration of Presentation:** 10 Minutes

**Board Agenda Topic (Narrative):**

**Extract from Minutes of Committee Meeting:**

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

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

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

<b>HABD BOARD COMMITTEE MEMBER:</b>	Vice-Chairwoman Barnes	Date: 08/11/2025
<b>HABD BOARD COMMITTEE MEMBER:</b>	Commissioner Pantazis	Date: 08/11/2025
<b>HABD Staff Member:</b>	Melanie Baker, CPA	Dare: 08/11/2025



President and CEO  
**Dontrelle Young Foster**

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

### **Board of Commissioners**

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

**August 21, 2025**

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

1. On Tuesday, July 8 - Thursday, July 10 2025, our executive team traveled to Tampa, Florida, to meet with leaders at the Tampa Housing Authority. The primary focus of this visit was to exchange knowledge and explore strategies for expanding our portfolio. We also had the opportunity to tour one of their award-winning properties. This experience provided our team with insights into incorporating mixed-use spaces and enhancing the resources we provide to our residents.
2. The National Association of Housing and Redevelopment Officials (NAHRO) CEO roundtable was held in New York City, NY on Tuesday, July 15th. President and CEO Foster was able to attend this conference, which brought together select affordable housing leaders from across the country for a candid, high-level exchange. It was a chance to share challenges, innovations, and insights in a CEO-only setting, and to connect with leaders committed to transformative and resident-centered housing strategies.
3. HABD's Summer Youth Employment Program wrapped up at the end of July after placing 190 high school and college students in paid internships with HABD and partners like Birmingham Park and Recreation Center, Woodlawn United, Brooks Legacy Construction, and SharaBo Clothing Boutique. More than just jobs, these opportunities built leadership, professionalism, and mentorship skills—an investment in Birmingham's next generation of leaders.
4. The Project-Based Housing Choice Voucher program waiting list reopened its applications for Southtown Senior and Cooper Green Homes. Applications were accepted from Thursday, August 7th, to Tuesday, August 12th, 2025. By doing this, we are helping our community find not only affordable housing but also a new place to call home.
5. On August 15, 2025, HABD hosted the YouthBuild Kick-Off event, welcoming our new cohort in collaboration with our community partners. The program will officially begin on Monday, August 18, 2025 with 20 new participants enrolled. This cohort will engage

in hands-on training, workforce readiness, and leadership development activities designed to equip them with the skills and experience needed to transition into employment or further education. Our partners remain committed to providing ongoing support, mentorship, and resources to ensure each participant has the tools for long-term success. This marks another important step in advancing our mission to empower young adults and strengthen our communities

6. The Office of Constituent Concerns (OCC) received a total of twenty-two (22) concerns for the month of July 2025. The Housing Choice Voucher Programs/Section 8 received seventeen (17) concerns, with the main areas of concern related to the application process, wait list, landlord concerns, and inspections. Housing Operations received one (1) concern related to an issue at Todd Homes, and four (4) related to the Intake department. A completion rate of 100% was achieved.

DYF/kh





President and CEO  
Dontrelle Young Foster

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

### **Board of Commissioners**

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

### **REQUEST FOR BOARD ACTION**

**August 21, 2025**

### **RESOLUTION**

RESOLVED by the Commissioners of the Housing Authority of The Birmingham District that the President/CEO is hereby authorized to charge-off as July 31, 2025, the following resident accounts, which are up to 30 days old and considered uncollectible, detailed as per attached sheet.

<b>Development</b>	<b>No.</b>	<b>Amount</b>
Elyton	ALA 1-1	\$21,460.00
Southtown	ALA 1-4	\$0.00
Marks Village	ALA 1-6	\$40,541.99
Smithfield Court	ALA 1-9	\$4,971.20
Tom Brown Village	ALA 1-10	\$0.00
Morrell Todd	ALA 1-11	\$13,736.00
Collegeville Center	ALA 1-13	\$0.00
Harris Homes	ALA 1-14	\$0.00
North Birmingham Homes	ALA 1-16	\$11,903.82
Cooper Green Homes	ALA 1-17	\$0.00
Kimbrough Homes	ALA 1-18	\$38,681.00
Benjamin Greene	ALA 1-23	\$0.00
Roosevelt City	ALA 1-30	\$0.00
Mason City I & III	ALA 1-40/1-42	\$0.00
Tuxedo I	ALA 1-34	\$0.00
Tuxedo II	ALA 1-35	\$14,950.00
Tuxedo Trace Homes	ALA 1-44	\$0.00
Tuxedo Homes	A146	\$0.00
Freedom Manor	ALA 621	\$0.00
	<b>Total</b>	<b><u>\$146,244.01</u></b>

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

**TENANTS ACCOUNTS CHARGED TO COLLECTION LOSS  
(TO BE CHARGED OFF AS OF AUGUST 21, 2025)**

FOR PERIOD ENDED JULY 31, 2025

Development Name	No. of Tenants per Site	Rent Amount	Late Fees	Maintenance Charges	Legal Fees	Retro Rent	Less Security Deposit	Fees Incurred after Issuance of WRIT	Total	Previous Month
Elyton AL 1-1	1	21,214.00	-	321.00	-	-	(75.00)	-	21,460.00	9,436.16
Southtown AL 1-4R	0	-	-	-	-	-	-	-	-	-
Marks Village AL 1-6	7	39,658.99	-	883.00	-	-	-	-	40,541.99	-
Smithfield Court AL 1-9	1	5,046.20	-	-	-	-	(75.00)	-	4,971.20	2,111.00
Tom Brown AL 1-10	0	-	-	-	-	-	-	-	-	3,981.25
Morell Todd AL 1-11	6	9,914.00	-	3,822.00	-	-	-	-	13,736.00	8,322.00
Collegeville AL 1-13	0	-	-	-	-	-	-	-	-	4,036.00
Harris Homes AL 1-14	0	-	-	-	-	-	-	-	-	-
North Birmingham AL 1-16	5	10,343.82	-	1,560.00	-	-	-	-	11,903.82	6,416.00
Cooper Green AL 1-17	0	-	-	-	-	-	-	-	-	-
Kimbrough AL 1-18	6	35,311.00	-	3,670.00	-	-	(300.00)	-	38,681.00	307.00
Benjamin Greene AL 1-23	0	-	-	-	-	-	-	-	-	4,120.38
Roosevelt City AL 1-30	0	-	-	-	-	-	-	-	-	-
Tuxedo Court I AL-134	0	-	-	-	-	-	-	-	-	-
Tuxedo Court II AL-135	1	15,250.00	-	-	-	-	-	(300.00)	14,950.00	-
Mason City Homes III AL-142	0	-	-	-	-	-	-	-	-	-
Freedom Manor AL-621	0	-	-	-	-	-	-	-	-	-
Grand Total	27	136,738.01	-	10,256.00	-	-	(450.00)	(300.00)	146,244.01	38,729.79

	No. Accts Charged Off Prior Year	Amount of Charge Off Prior Year	No. Accts Charged off Current Year	Amount of Charge Off Current Year	Amount Collected by HABD General Counsel	No. Accts Charged Sent for Collection	Amount Sent for Collection	Amount Intercepted by MIS System	Net Amount
February 2024	32	54,328.81	24	59,179.87	11,027.30	24	59,179.87	-	48,152.57
March 2024	19	37,872.40	39	58,907.13	8,271.68	39	58,907.13	-	50,635.45
April 2024	20	50,123.94	28	117,648.41	2,048.33	28	117,648.41	-	115,600.08
May 2024	20	59,180.13	36	76,534.32	4,568.87	36	76,534.32	-	71,965.45
June 2024	25	42,829.57	21	47,745.57	1,308.37	21	47,745.57	-	46,437.20
July 2024	39	104,396.01	55	165,348.66	2,817.91	55	165,348.66	-	162,530.75
August 2024	40	94,863.77	34	72,799.83	3,159.11	34	72,799.83	-	69,640.72
September 2024	36	86,380.50	29	76,595.80	5,640.31	29	76,595.80	-	70,955.49
October 2024	36	99,568.27	17	71,467.00	2,664.19	17	71,467.00	-	68,802.81
November 2024	20	109,535.11	19	34,465.93	47.00	19	34,465.93	-	34,418.93
December 2024	13	32,479.71	20	44,090.55	2,705.20	20	44,090.55	-	41,385.35
January 2025	22	88,948.16	22	65,879.76	7,575.03	22	88,948.16	-	58,304.73
February 2025	24	59,179.87	12	36,058.50	11,492.20	12	36,058.50	-	24,566.30
March 2025	39	58,907.13	17	54,881.87	10,265.05	17	54,881.87	-	44,616.82
April 2025	28	117,648.41	38	73,427.26	14,878.12	38	73,427.26	-	58,549.14
May 2025	36	76,534.32	10	35,608.69	10,556.92	10	35,608.69	-	25,051.77
June 2025	21	47,745.57	23	38,729.79	2,629.00	23	38,729.79	-	36,100.79
July 2025	55	165,348.66	27	146,244.01	4,730.93	-	-	-	141,513.08
									-
									-
									-

Running Year Total		1,385,870.34	471	1,275,612.95	106,385.52	444	1,152,437.34	-	1,169,227.43
--------------------	--	--------------	-----	--------------	------------	-----	--------------	---	--------------

Dontrelle Young-Foster  
President/CEO

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

**HABD Staff Representative:** Dontrelle Young Foster, President/CEO

**Date:** Tuesday, August 12, 2025

**Department:** Executive

**Board of Commissioners' Meeting Date:** Thursday, August 21, 2025 at 1:30PM.

**Board Agenda Item(s):** 1) Approval of Selection of Developer Partner.

**Discussion**

President/CEO Mid - Year Review  
Strategic Communications Plan

**Board of Commissioners' Committee Meeting Date/Time:** Tuesday, August 12, 2025 2PM

**Approved by:** Dontrelle Young Foster / 8/12/2025  
Dontrelle Young Foster  
President/CEO/Contracting Officer  
Date

**Duration of Presentation:** 10 minutes

**Board Agenda Topic (Narrative):**

**Extract from Minutes of Committee Meeting:**

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

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

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

**HABD Board Committee Member:** Chairwoman Thompson

Date: 8/11/2025

**HABD Board Committee Member:** Vice-Chairwoman Barnes

Date: 8/11/2025

**HABD Staff Member:** Dontrelle Young Foster

Date: 8/11/2025

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT**  
**REQUEST FOR BOARD ACTION**  
**APPROVAL OF SELECTION OF DEVELOPMENT PARTNER**

**August 21, 2025**

**INTRODUCTION**

HABD works with development partners to assist the Authority with its development objectives related to repositioning HABD's public housing portfolio, and achieving the goals of the 2025 Strategic Plan. HABD last solicited for developer partners in 2021, and now has a need to add to its pool of developers.

**PURPOSE/OBJECTIVE**

The purpose of this Request for Board Action is to obtain approval of the selection of a development partner. HABD sought Statements of Qualifications from interested development teams to partner in the redevelopment of existing affordable or public housing communities and development of new affordable, workforce, and mixed-income housing, both rental and for sale to include mixed-use developments.

The selected Development Teams, working in concert with HABD, will be responsible for design, financing, construction and implementation of one or more comprehensive development projects in the City of Birmingham and Jefferson County, Alabama. All development efforts will be designed to serve the goals of HABD and address housing needs for a broad range of income participants.

Following Board approval of the proposed selection, HABD will negotiate business terms and development agreements, both of which will be subject to Board approval at a future date. No specific projects have been assigned to the developer at this time.

**DESCRIPTION/JUSTIFICATION**

HABD issued Request for Qualifications (RFQ) No. Q25021 was published on April 7, 2025. The RFP was posted and advertised on Housing Agency Marketplace where 64 entities viewed and downloaded the solicitation. In addition, the solicitation was available in the HABD Central Office as well as posted on the HABD website. The solicitation was also advertised in the Birmingham News and Birmingham Times.

HABD received responses from three (3) firms and all were deemed responsible and responsive. A selection committee was appointed by the President/CEO and evaluated the submissions. Staff

recommends that BG JV LLC (a joint venture of Boulevard Group, LLC and Engineering Design Technologies, Inc.) be selected.

**POLICY IMPACT**

None.

**ECONOMIC IMPACT/FUNDING SOURCE**

The funding impact will be determined following the development of Business Terms.

**ATTACHMENTS**

- RFQ Q25021
- Bid tabulations
- List of Firms that viewed the RFQ

**ALTERNATIVES**

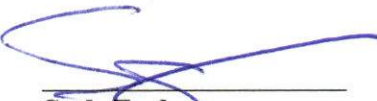
None.

**RECOMMENDATION**

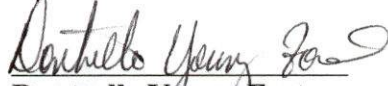
The President/CEO recommends that the Board of Commissioners approve this request.

**CERTIFICATION**

This request action conforms with legal, policy, and regulatory requirements.

  
\_\_\_\_\_  
**Seth Embry**

**Senior Advisor and Chief Strategist**

  
\_\_\_\_\_  
**Dontrelle Young Foster**

**President/CEO**

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2025-12789

Resolution Approving the Selection of Development Partner

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the selection of EDT / BG JV LLC is hereby approved and that the President/CEO is authorized to negotiate Business Terms governing a future development partnership with EDT / BG JV LLC.

Adopted this 21st day of August 2025

Attest:

\_\_\_\_\_  
Chairperson

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

(Seal)