



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

July 6, 2026

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

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing of the Housing Authority of the Birmingham District will be held on **Thursday, July 16, 2026, at 2:30 p.m.** at the George W. McCoy Facility, located at 1301 25th Avenue North, Birmingham, Alabama 35204. This is a public hearing to present HABD's Annual Plan Amendment for Year 2027. The meeting will be live-streamed via Zoom. To access the meeting, go to HABD.org for more information.

Sincerely,


Dontrelle Young Foster
President/CEO

DYF: ab



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

Board of Commissioners
DeJuana L. Thompson, Chairwoman
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Anthony C. Hood, Commissioner
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Alyshia Cook, Commissioner

Public Hearing of the Housing Authority of the Birmingham District

**George W. McCoy Building
1301 25th Avenue North
Birmingham, AL 35204**

**Thursday, July 16, 2026
2:30 p.m.**

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Adoption of Agenda**
- IV. Presentation of HABD's Annual Plan Amendment for Fiscal Year (FY) 2027**
 1. Approval of HABD's Annual Plan Amendment for Fiscal Year (FY) 2027
- V. Person(s) Desiring to Speak before the Board of Commissioners**
- VI. Adjournment**

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

HABD Staff Representative: Seth Embry, Senior Advisor and Chief Strategist
Kelley L. Terry, Senior Policy and Planning Strategist

Date: Tuesday, July 7, 2026

Department Executive

Board of Commissioners' Meeting Date: Public Hearing, Thursday, July 16, 2026, at 2:30 p.m.

Board Agenda Item(s):

Approval of PHA 2027 Annual Plan Amendment

Board of Commissioners' Committee Meeting Date/Time: Tuesday, July 7, 2026, at 10:00 a.m.

Approved by: Dontrelle Young Foster / 7/2/2026
Dontrelle Young Foster
President/CEO/Contracting Officer
Date

Duration of Presentation: 10 Minutes

Board Agenda Topic (Narrative): Board approval and public hearing of PHA 2027 Annual Plan Amendment

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: DeJuana Thompson Chairwoman Date: 7/7/26

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

HABD Staff Member: Kelley L. Terry Date: 7/7/26

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

Approval of the HABD Annual Plan for Fiscal Year (FY) 2027

July 16, 2026

INTRODUCTION

In accordance with 24 CFR 903.21, the PHA may amend or modify its Annual or Five-Year Plan after submitting the plan to HUD. The PHA may modify, amend or change any policy, rule, regulation or other aspect of its plan if the modification or change is considered a "significant amendment" or "substantial deviation or modification" as defined by the PHA.

As mandated by the HUD, a public housing authority must define a substantial change to the Agency Plan. If a proposed change to the Agency Plan is considered a "substantial change," it must undergo a public process that includes consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Board of Commissioners.

PURPOSE/OBJECTIVE

Amendment which adds a proposed revision to the Administrative Plan which allows owner maintained waiting lists in the Project-Based Voucher Program, project-specific waiting lists for communities owned by Hollyhand Development: The Villas at Titusville I, The Villas at Titusville II, and The Park at Sydney Drive, to the previously approved FY 2027 PHA Annual Plan. The Authority is required to submit the PHA Annual Plan Amendment to comply with current HUD regulations and continue to receive HUD funding.

A brief summary of the proposed revision is below:

The Housing Authority of the Birmingham District (HABD) is establishing Project-Based Voucher (PBV) project-specific waiting lists for The Villas at Titusville I, The Villas at Titusville II, and The Park at Sydney Drive. These lists will be managed in compliance with HABD's strategic plans, HUD federal regulations (24 CFR Part 983), and Alabama Housing Finance Authority (AHFA) LIHTC requirements. In any conflict, Federal Law and HABD's Administrative Plan take precedence over AHFA rules and owner-specific policies.

Applicant selection will follow a local preference structure: Veterans (8 pts), Working Family/Elderly/Disabled (7 pts), Public Housing-related displacement/victims (5 pts), and Litigation Action (5 pts), capped at 10 points.

While owners delegate daily management, HABD retains statutory oversight. Owners must

provide 30-day notice before opening or closing lists and ensure 75% of admissions are at or below 30% AMI. Lists must be purged annually, with a 10-business-day applicant response window.

To maintain compliance, HABD requires written eligibility certification prior to lease signing, will conduct semi-annual quality control audits, and maintains exclusive authority over all appeals. Owners must also execute a Compliance Monitoring Fee agreement. HABD reserves the right to revoke owner administration of the waiting list at its discretion.

DESCRIPTION/JUSTIFICATION

The Authority has met the requirements under the QHWRA regarding resident participation through the Resident Advisory Board (RAB). The Authority provided copies of the amendment to the members of the RAB. Additionally, the Authority posted the FY 2027 Plan Amendment on its website, www.habd.org, and in The Birmingham Times. HABD staff met with the RAB on July 11, 2026, to discuss the amendment, and the comments are available for review. The public hearing requirement is being met on July 16, 2026.

POLICY IMPACT

This action is consistent with the Authority's policy to comply with HUD regulations.

ECONOMIC IMPACT/FUNDING SOURCE

N/A

ATTACHMENTS

The HABD FY 2027 PHA Annual Plan Amendment, and the Civil Rights Certification – HUD-50077 ST-HCV-HP are attached.

ALTERNATIVES

No alternatives were considered.

CERTIFICATION

The requested action is in conformance with all legal policy, regulatory requirements, and existing procurement practices and policies.



Seth Embry
Senior Advisor and Chief Strategist



Dontrelle Young Foster
President and CEO

RESOLUTION NO. 2026-12840

Approval of the HABD PHA Annual Plan Amendment for Fiscal Year (FY) 2027

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the Chairman be and she is hereby authorized to execute the required document for submission of the HABD FY 2027 PHA Annual Plan Amendment to HUD.

RESOLVED FURTHER that the President/CEO be and she hereby is authorized to attest to the submission of the HABD FY 2027 PHA Annual Plan Amendment document as referenced above.

Adopted this 16th day of July 2026.

Attest:

Chairperson

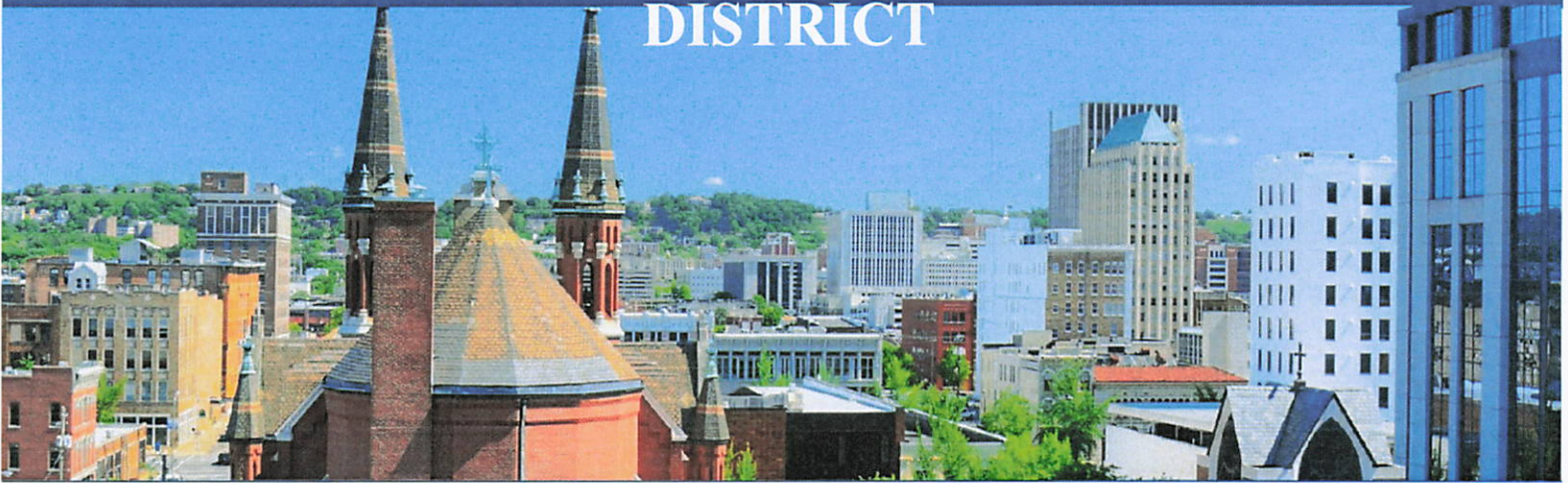
Dontrelle Young Foster, Secretary

(Seal)



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HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT



2027 PHA ANNUAL PLAN AMENDMENT DRAFT

The PHA 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

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Executive Summary

The Housing Authority of the Birmingham District (HABD) celebrated its 90th anniversary in 2025, marking its incorporation in 1935 to address the housing needs of low-income families in Birmingham. Since then, HABD has grown to become the largest housing authority in Alabama and the 17th largest in the country under the public housing program. Currently, HABD manages over 3,000 public housing units and over 6,000 housing choice vouchers.

Since its inception, HABD has led the development of affordable housing in the City of Birmingham. During this plan year, HABD will continue to execute programs in accordance with our 5-Year Plan and the enclosed documentation to better serve our residents, participants, applicants, and the greater community. Please note that HABD is designated as a Standard PHA and is submitting form HUD-50075-ST accordingly.

HABD has amended Section B.1, which outlines revisions made to the PHA Plan's elements. The amended information is included in Attachment B, which covers the following plan element:

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

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: 9/30/2027
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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. They also inform 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-, very low-, 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. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 HCVs 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): <u>07/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>3836</u> Number of Housing Choice Vouchers (HCVs) <u>6438</u> Total Combined Units/Vouchers <u>10274</u> PHA Plan Submission Type: ☐ Annual Submission ☒ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: <u>www.habd.org</u> ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1" data-bbox="272 1507 1427 1602"> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
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):

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

HABD determined that the Administrative Plan for its Housing Choice Voucher Programs (HCV) needed to be revised. Additionally, specific provisions need immediate implementation such as allowing owner maintained Waiting Lists in the PBV Program.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

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

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☐ ☒ Choice Neighborhoods Grants.
- ☐ ☒ 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.
- ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
- ☐ ☒ 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 applicable 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. The attachment reflects HABD's progress made towards meeting goals in the previous 5-Year PHA Plan.
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. The attachment is the most recent approved 5Y Action Plan for capital improvements.
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: The auditor noted that the agency has a need for more internal controls.
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. The RAB consultation will be June 12, 2026 or June 18, 2026. Their comments will be attached.
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 ☒ (b) 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:
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: *AL001-Housing Authority of the Birmingham District Form HUD-50075-ST (Form ID - 8930) printed by Kelley Terry in HUD Secure Systems/Public Housing Portal at 05/13/2026 11:54AM EST*



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

Statement of Housing Needs and Strategy for Addressing Housing Needs

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

Financial Resources.

Rent Determination.

Operation and Management.

Grievance Procedures.

Homeownership Programs.

Community Service and Self-Sufficiency Programs.

Safety and Crime Prevention.

Pet Policy

Asset Management.

Substantial Deviation.

Significant Amendment/Modification.

Attachment B
Revised Deconcentration and Other
Policies that Govern Eligibility, Selection,
and Admissions



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

Housing Choice Voucher Program

During this plan year, HABD plans to incorporate the following updates to the HCV Program and its Administrative Plan:

- Updates to local waiting list preferences
- Updates to the Interim Change Policy
- Implementation of Hold Harmless Policy
- Implementation of cost-saving measures recommended by HUD per Notice PIH 2025-28, and items the agency deems necessary.
- Allow for owner-maintained waiting lists in the PBV program.

Please see on the following pages, the selected text of the proposed change to HABD's Administrative Plan as Exhibit A.

Attachment B: Exhibit A

Proposed HABD Administrative Plan Housing Choice Voucher
Programs



Exhibit G

The Housing Authority of the Birmingham District (HABD) hereby establishes the Project-Based Voucher (PBV) Program project-specific waiting lists for communities owned by Hollyhand Development: The Villas at Titusville I, The Villas at Titusville II, and The Park at Sydney Drive. The establishment of this program and its administrative guidelines are consistent with the Authority's Annual Plan, Five-year Plan, and Strategic Plan.

This document integrates the owner's Low-Income Housing Tax Credit (LIHTC) compliance rules required by the Alabama Housing Finance Authority (AHFA) with the federal regulations of the U.S. Department of Housing and Urban Development (HUD) under 24 CFR Part 983.

Hierarchy of Regulatory Precedence

If a conflict arises between the operational documents of the owner and federal regulations, the following hierarchy of precedence shall control:

1. **Federal Law, HUD Regulations (24 CFR Parts 982 and 983), and the HABD Administrative Plan**
2. **AHFA LIHTC Program Compliance and Income Allocation Rules**
3. **Owner's Tenant Selection Criteria**
4. **Owner's PBV Wait List Procedures and Policy**

Note: While daily administrative management of the waiting list is delegated to the owner, HABD retains statutory authority, ultimate administration rights, and oversight responsibilities over the list to maintain federal compliance.

Section 1: Local Preference Structure

The Villas at Titusville and The Park at Sydney Drive will recognize the following local preferences for applicant placement and selection:

- **Veterans: 8 points**
- **Working Family: 7 points**
- **Elderly/Disabled: 7 points**
- **Public Housing Demo/Dispo: 5 points**
- **Public Housing Crime Victims: 5 points**
- **Public Housing Uninhabitable: 5 points**
- **Litigation Action: 5 points**

1.1 Veterans Preference Definition

To qualify for the **Veterans' preference** (8 points), the applicant family must meet the following HABD criteria:

- Person that is currently serving or has served in any branch of the United States military, including the National Guard or Reservist, spouses, or their surviving spouse.
- **Surviving Spouse:** A person who had a valid marriage to a veteran and who was the spouse of the veteran at the time of the veteran's death; lived with the veteran continuously from the date of marriage to the date of death, and/or,
- A veteran and/or spouse as defined by the U.S. Department of Veteran Affairs at <https://www.va.gov>.

1.2 Working Family and Elderly/Disabled Preference Definition

To qualify for the **Working Family** preference (7 points), the applicant family must meet at least one of the following HABD criteria:

- The head of household, co-head, or spouse is currently employed and working at least 20 hours per week.
- The head of household, co-head, or spouse is 62 years of age or older (Elderly), automatically granting them the equivalent working family preference points.
- The head of household, co-head, or spouse is a person with disabilities, automatically granting them the equivalent working family preference points to prevent discrimination.

1.3 Public Housing Demo/Dispo Preference Definition

To qualify for the **Public Housing Demo/Dispo** preference (5 points), the applicant family must meet at least one of the following HABD criteria:

- Defined as person(s) legally occupying a unit in a specified public housing community, on the date the community was approved by HUD to be disposed of demolished

1.4 Public Housing Crime Victims Preference Definition

To qualify for the **Public Housing Crime Victims** preference (5 points), the applicant family must meet at least one of the following HABD criteria:

- Defined as having been a victim of a violent crime or a witness providing testimony to law enforcement of a violent crime which occurred in or around the public housing community

1.5 Public Housing Uninhabitable Preference Definition

To qualify for the **Public Housing Uninhabitable** preference (5 points), the applicant family must meet at least one of the following HABD criteria:

- defined as a person(s) legally occupying a unit that is deemed unsafe or uninhabitable and there is no other appropriate unit available in the public housing community in which they reside

1.6 Litigation Action Preference Definition

To qualify for the **Litigation Action** preference (5 points), the applicant family must meet at least one of the following HABD criteria:

- Defined as having been a person(s) who has undergone legal actions against HABD related to resolving a dispute through the judicial court system, or as part of a settlement agreement, a housing choice voucher was selected

1.7 Public Housing Uninhabitable Preference Definition

To qualify for the **Public Housing Uninhabitable** preference (5 points), the applicant family must meet the following HABD criteria:

- The family currently resides in a HABD public housing conventional unit that has been officially declared uninhabitable by HABD inspectors, local code enforcement, or emergency services due to structural defects, natural disasters, severe water/fire damage, or environmental hazards (e.g., severe mold or lead contamination).
- The displacement must not be the result of intentional damage, negligence, or lease violations caused by the tenant family members or guests.

1.8 Preference Point Caps and Calculations

- **Maximum Points:** The maximum preference points an applicant may apply for or receive is ten (10) points.
- **Over-Cap Adjustments:** If an applicant selects multiple preferences and the sum exceeds 10 points, HABD will assign the highest preference points up to the 10-point limit.
- **Data Entry:** HABD and the owner will make explicit notations of these point capping adjustments in the current housing computer software and within the physical applicant file.

1.9 Verification of Preferences

- **Initial Placement:** At the time of application, an initial determination of an applicant's entitlement to any local preference (including the working family preference) may be made based solely on the applicant's self-certification of qualification.
- **Mandatory Verification:** Before any final selection or housing offer is made, the applicant's qualifications must be fully verified. Verification must align with the specific requirements listed throughout this HABD Administrative Plan.

Section 2: Waiting List Administration & Integration

The owner is permitted to house and maintain the physical waiting list, provided all procedures align with HUD rules and avoid exclusive reliance on AHFA rules.

2.1 Opening and Closing of Applications

- The opening and closing criteria for the waiting list must remain fully consistent with *Section V: Applying for Assistance* of the HABD Administrative Plan.
- The owner must notify HABD no later than 30 days prior to the opening or closing of the waiting list(s).
- The owner must provide public notice before opening or closing the waiting list(s), utilizing media outlets that reach underserved populations to ensure fair housing compliance. This public notice will include specific information related to each site and the application process.

2.2 Selection Criteria and HUD Rule Alignment

- The waiting list selection criteria must match *Exhibit D: Section 8 Project-Based Voucher Program* of this Administrative Plan.
- **Income Targeting Compliance:** The owner utilizes specific income criteria required by the AHFA allocation (p. 1). However, no family will be referred to or approved for the property unless they simultaneously meet HUD's federal income eligibility thresholds.
- **Income Limits:** Applicants must meet HUD very low-income (50% AMI) or low-income limits. Additionally, 75% of all annual admissions across HABD's tenant-based and project-based voucher lines must target extremely low-income households (at or below 30% AMI).
- **Suitability vs. Eligibility:** Any additional tenant suitability criteria (e.g., credit history, landlord references, background checks) must be determined by the owner of the property (p. 1). However, these cannot conflict with HUD mandatory screening rules (e.g., lifetime sex offender registration bans).

2.3 Continually Assisted Families

Families determined by the PHA to be continually assisted in accordance with 24 CFR Part 983, applicable RAD requirements, RAD supplemental notices, and/or other HUD guidance will not be treated as new admissions when referred or admitted from a site owner-maintained waiting list to a covered PBV unit. Continually assisted families will not be subject to a full re-determination of housing eligibility or rescreening as new applicants, except to the extent required by HUD program rules. The owner and HABD will process these admissions in a manner that preserves the family's continuous assistance and complies with applicable federal requirements.

2.4 Waiting List Updates, Contact Timeframes, and Purging

- **Annual Update:** The owner must update and purge the waiting list at least annually to maintain an active, accurate pool of applicants.
- **Mandatory Response Timeframe:** When the owner issues an update request, eligibility confirmation letter, or notice of a mandatory meeting, the applicant is granted exactly **10 business days** from the date of the written notification to respond.

- **Consequence of Non-Response:** If the applicant fails to respond within the designated **10-day** window, the owner is authorized to remove the applicant from the project-based waiting list. Full physical or electronic documentation of the notification attempts and the expiration date must be preserved in the file.
-

Section 3: Mandatory HABD Oversight & Compliance Controls

To maintain federal compliance, HABD exercises strict oversight over the owner-maintained waiting list through the following required protocols:

3.1 Final Eligibility and Admission Control

- **No Autonomous Leasing:** The owner cannot lease a PBV-subsidized unit to an applicant without prior written eligibility certification from HABD.
- **Verification Control:** HABD retains the sole authority to run final criminal background checks, verify citizenship/immigration status, and calculate final annual income and voucher size.

3.2 Routine Auditing and Quality Control

- **Auditing Rights:** HABD staff will conduct independent quality control audits of the waiting list at least semi-annually.
- **System Access:** The owner must provide HABD with full, open access to electronic logs, paper applications, and removal records upon request.
- **Audit Metrics:** HABD will verify that applicants are drawn in chronological order based on date, time, and verified preference points, preventing the owner from skipping applicants unlawfully.

3.3 Informal Review and Hearing Procedures

- **Right to Appeal:** If an applicant is denied placement, removed from the list due to a missed **10-day** response deadline, or determined ineligible for assistance, they maintain the right to a formal appeal.
 - **Process Compliance:** The informal review and hearing process will be executed in accordance with *Chapter 12: Denial or Termination of Assistance* of the HABD Administrative Plan, and in alignment with Federal Regulations under 24 CFR 982.554.
 - **HABD Jurisdiction:** HABD's hearing officer retains the exclusive authority to conduct informal reviews and hearings regarding waiting list status, ensuring impartial due process.
-

Section 4: PHA Right to Resume Waiting List Administration

The PHA reserves the right, at its sole discretion, to revoke or withdraw approval for an owner to maintain a waiting list for units assisted or under contract within the PBV program. Upon notice from HABD, the responsibility for administration and maintenance of the waiting list will revert

to HABD. At that time, HABD will resume such responsibilities under its own authority in accordance with HUD requirements and the Administrative Plan.

Section 5: Compliance Monitoring Fee

As a condition of HABD authorizing an owner to maintain a Project-Based Voucher waiting list, the owner shall enter into an agreement with HABD regarding a Compliance Monitoring Fee.

The Compliance Monitoring Fee is intended to offset HABD's costs associated with oversight, monitoring, auditing, and other compliance activities required to ensure adherence to HUD regulations, the HABD Administrative Plan, and applicable program requirements.

The Compliance Monitoring Fee shall be determined based on the number of Project-Based Voucher units at the property and may be negotiated on a project-specific basis between HABD and the owner. The fee and payment terms shall be documented in a written agreement acceptable to HABD.

Owners shall not be authorized to establish, maintain, or administer a Project-Based Voucher waiting list unless an agreement regarding the Compliance Monitoring Fee has been executed by both parties. HABD reserves the right to revoke approval for owner-maintained waiting list administration for failure to comply with the terms of such agreement.

C.1 Resident Advisory Board (RAB) Comments

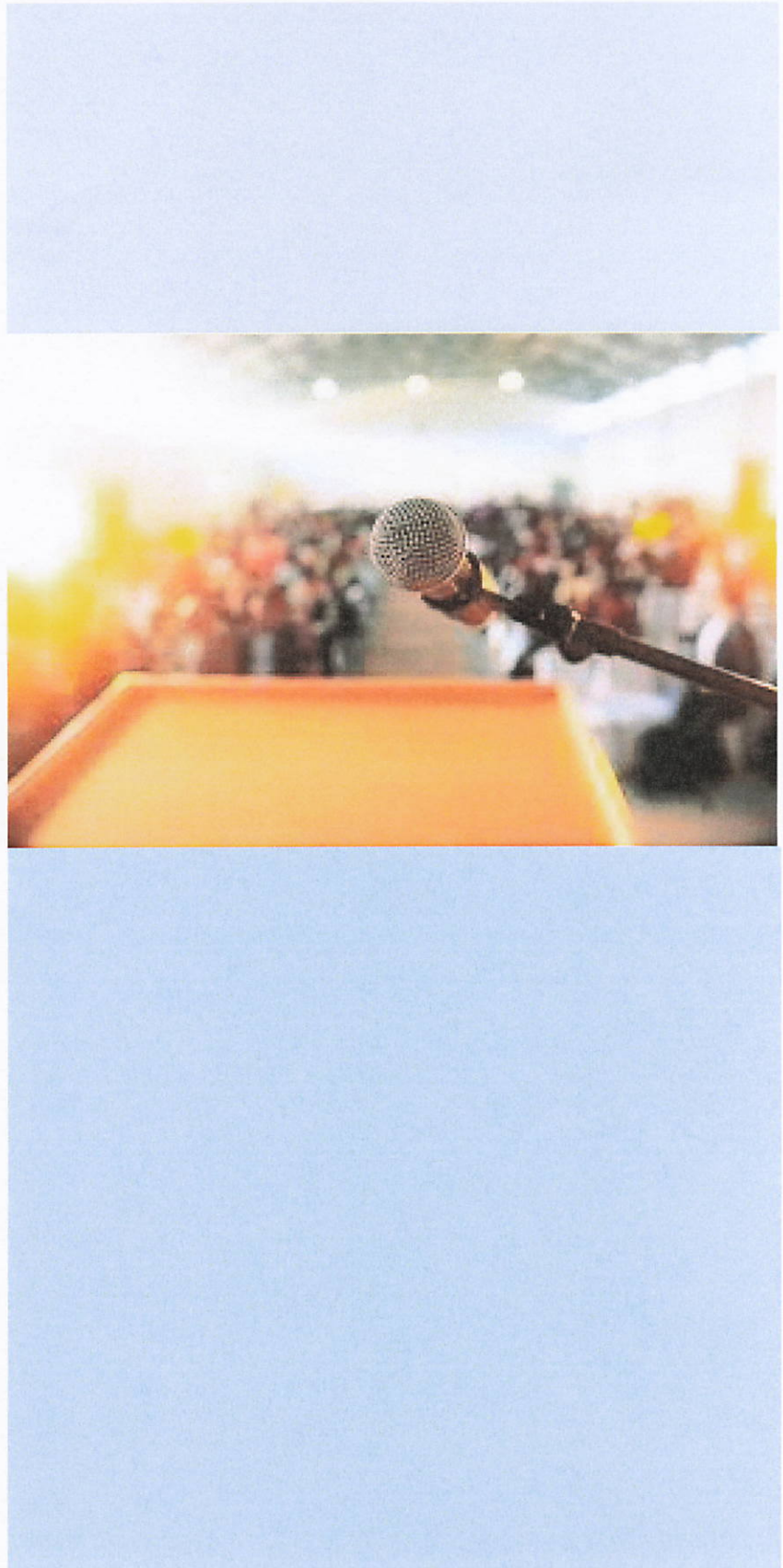


Narrative to describe the analysis of the RAB recommendations and the decisions made on those recommendations pending RAB consultation scheduled June 12, 2026.

**Resident Advisory Board
Comments
June 11, 2026
Smithfield Court Nutrition Center**

Eldridge Knighton - Absent
 Alfano Kemp - Present
 Gwendolyn Terrell – Present
 Barbara Sturdivant - Present
 Mary Hawkins - Present
 Cassidy Moore - Present
 Adrinika Jackson - Absent
 Willine Body - Present via Zoom
 Shemekia Minter - Present
 Frances Grady - Absent
 Robin Feagin - Absent
 Terri Hammond – Absent
 Irene Myles – Present
 Stacy Upton – Absent
 Durriyyah Abdullah – Absent

**HOUSING AUTHORITY OF THE
BIRMINGHAM DISTRICT**



Annual Plan Comments (Q & A)

1. **RAB Question:** (point system): I want to know about the point system; can you explain a bit more?

HABD Response: The points are based on date and time, and there are preference points in seven categories. Preference points move applicants to the top of the waiting list so they would be pulled first and have a higher position on the waiting list.

2. **RAB Question:** Just to be clear on preference points, the date and time doesn't matter if you have preference points?

HABD Response: The date and time always matter. For example, if applicant A applies at 8:00 a.m. with preference points, and Applicant B applies on the same day at 9:00 a.m., applicant A would have priority.

3. **RAB Comment:** What if they don't have preference points, could someone with preference points be ahead of them?

HABD Response: Yes, the applicant with preference points moves to the top of the waiting list.

4. **RAB Comment:** When will the waiting list open?

HABD Response: What we are discussing today is owner maintained waiting lists which means that HABD will not manage those lists. So, we don't know when they will open the waiting lists. The owner will manage the lists instead of HABD managing them. We know that there are a lot of applicants.

5. **RAB Question:** (Right to Appeal): What happens if you miss the seven days?

HABD Response: What are you referring to -what page? [It was determined that the resident was looking at a different page from the updated material being discussed. The correct information was pointed out, and the reference was to ten days to appeal a placement denial.]

6. **RAB Question:** (Right to Appeal): If you miss the ten days can you still appeal?

HABD Response: An applicant has ten days to respond to being notified about placement. If their application is rejected due to lack of response, they can appeal.

7. **RAB Question:** (Project Based Voucher (PBV)): What is the Project Based Voucher Program?

HABD Response: A Project Based Voucher is assistance tied to a particular housing site and unit. If you move out of the unit, you will no longer have assistance. Compared to a Tenant Based Voucher where the tenant can take the voucher with them to live somewhere else.

8. **RAB Question:** (Vouchers): So, are there different kinds of vouchers? How do you qualify for them?

HABD Response: Yes. There are different requirements for different types of vouchers. [Contact information was provided for general Housing Choice Voucher questions unrelated to the amendment's subject matter.]



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 09/30/2027

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

I, Hon. Randall L. Woodfin, the Mayor
Official's Name *Official's Title*
certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal
year 2026 of the AL001 - Housing Authority of the Birmingham District is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies
to:

City of Birmingham, Alabama

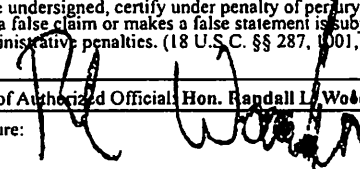
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 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 remains committed to partnering with the City of Birmingham to fulfill the components of the Consolidated Plan. The agency continues to improve assisted housing across the city by evaluating the market to better identify and meet the needs of families and seniors. Some primary goals include eliminating homelessness and implementing strategies to strengthen neighborhoods. Through these efforts, we aim to provide residents with increased opportunities and the resources necessary to achieve economic self-sufficiency.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: <u>Hon. Randall L. Woodfin</u>	Title: <u>Mayor</u>
Signature: 	Date: <u>6/4/2026</u>

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: AL001 - Housing Authority of the Birmingham District form HUD-50077-SL (Form ID - 7167) printed by Kelley Terry in HUD Secure Systems/Public Housing Portal at 05/14/2026 05:16PM EST

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 09/30/2027**

**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 07/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way 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 Resident Advisory Board (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 way 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. Where possible, PHAs should make documents available electronically, for public inspection upon request.
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. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
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.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs

and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

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 and/or its successor system: the Housing Information Portal (HIP) 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 based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
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' for people with physical disabilities.
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 the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the 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 200.302 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 always be available at 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 and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the Birmingham District

AL001

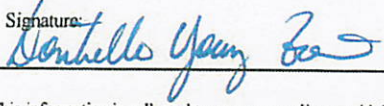
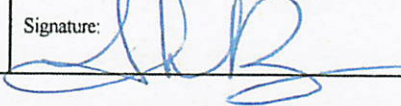
PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2026

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

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

Name of Executive Director: MS Dontrelle Young Foster		Name of Board Chairman: DeJuana Thompson	
Signature: 	Date: 3/23/2026	Signature: 	Date: 3/19/26

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Form identification: AL001-Housing Authority of the Birmingham District form HUD-50077-ST-HCV-HP (Form ID -2085) for CY 2026 printed by Kelley Terry in HUD Secure Systems/Public Housing Portal at 01/09/2026 09:58AM EST