



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

May 26, 2026

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

NOTICE OF SPECIAL MEETING

Notice is hereby given that a special session of the Board of Commissioners of the Housing Authority of the Birmingham District will be held on **Thursday, May 28, 2026, at 10:00 a.m.** at the George W. McCoy Facility, located at 1301 25th Avenue North, Birmingham, Alabama 35204. The meeting will be live-streamed via Zoom. To access the meeting, go to HABD.org for more information.

Sincerely,

Dontrelle Young Foster
President/ CEO

DYF:ab



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

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

Special Meeting of the Board of Commissioners
George W. McCoy Building
1301 25th Avenue North
Birmingham, AL 35204

Thursday, May 28, 2026
10:00 a.m.
AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Adoption of Agenda**
- IV. Executive Session**
- V. Finance**
 1. Approval of Public Housing Operating Budgets for Fiscal Year Ending June 30, 2027
 2. Approval of Revision to the Public Housing, HCV, and COCC Operating Budgets for Fiscal Year Ending June 30, 2026
- VI. Housing Operations**
 1. Approval to Execute the Agreement of the Above-Baseline Services with the Birmingham Police Department
 2. Approval to Execute the Agreement for Video Surveillance Services with Alabama Power Company
- VII. Real Estate Development**
 1. Approval to Authorize the Financial Closing of Smithfield Phase I: Legacy at Graymont
- VIII. Adjournment**

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

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

Date: Wednesday, May 6, 2026

Department Finance

Special Board of Commissioners' Meeting Date: Thursday, May 28, 2026, at 10:00 a.m.

Board Agenda item(s):

1. Approval of Public Housing Operating Budgets for Fiscal Year Ending June 30, 2027
2. Approval of Revision to the Public Housing, Housing Choice Voucher, and Central Office Cost Center Operating Budgets for FYE June 30, 2026

Board of Commissioners' Committee Meeting Date/Time: Monday, May 11, 2026, at 1:00 p.m.

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

Duration of Presentation: 10 Minutes

Board Agenda Topic (Narrative):

Extract from Minutes of Committee Meeting:

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

Department's Committee's Certification:

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

HABD BOARD COMMITTEE MEMBER:	Chairwoman DeJuana L. Thompson	Date: 05/11/2026
HABD BOARD COMMITTEE MEMBER:	Vice-Chairwoman Barnes	Date: 05/11/2026
HABD Staff Member:	Melanie Baker, CPA	Dare: 05/11/2026

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

Approval of Public Housing Operating Budgets for Fiscal Year Ending June 30, 2027

May 28, 2026

INTRODUCTION

The Authority use a project-based accounting and asset management budget in line with HUD guidelines. The proposed expenditures are necessary for the efficient, economical operation of housing for low-income residents. The budget provides sufficient funding to cover all planned costs.

PURPOSE/OBJECTIVE

The purpose of this action is to obtain Board approval of the Public Housing Operating Budgets prepared in accordance with HUD requirements.

DESCRIPTION/JUSTIFICATION

HUD accounting and asset management guidance prescribes detailed budgeting models and guidelines for implementing project-based budgeting and accounting. The budgets have been prepared in accordance with this guidance.

LIPH Funding:

Annually, each agency provides an operating submission to HUD based on the prior fiscal year data. HUD then provides an annual funding level for each AMP based on the data. At the end of the HUD fiscal year, September, a proration factor is issued. The LIPH funding level is adjusted to HUD's proration factor. For budgeting purposes, a 95% proration funding factor was factored into the annual budget.

POLICY IMPACT

Approval of the operating budget is required for compliance with HUD regulations.

ECONOMIC IMPACT/FUNDING SOURCE

The budget provides an efficient and effective measurement tool for evaluating the performance of the Asset Management for the Project-Based Rental Assistance Program.

ATTACHMENTS

Public Housing Operating Budget.

ALTERNATIVE

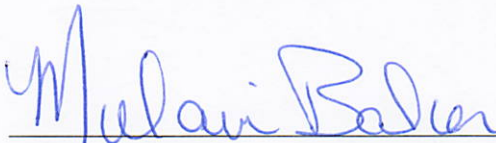
No other alternatives were considered.

RECOMMENDATION

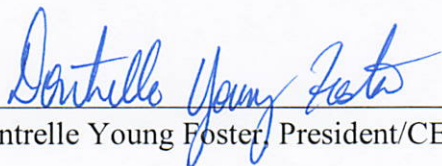
The President/CEO recommends that the Board approve this Request.

CERTIFICATION

The requested action complies with legal, policy, and regulatory requirements.



Melanie Baker, CPA, Director of Finance



Dontrelle Young Foster, President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION 2026-12829

**RESOLUTION APPROVING THE PUBLIC HOUSING OPERATING BUDGET FOR
THE FISCAL YEAR ENDING JUNE 30, 2027**

WHEREAS, the Commissioners of the Housing Authority of the Birmingham District have reviewed the following Operating Budget for the fiscal year ending June 30, 2027:

Public Housing Operating Budget

WHEREAS, the proposed expenditures are necessary for the efficient and economical support of the operation of the programs of the agency for the purpose of serving low-income families, elderly, and the disabled.

WHEREAS, the financial plan is reasonable in that it includes sources of funding and reserves adequate to cover all proposed expenditures.

NOW THEREFORE, BE IT RESOLVED, that the fiscal year ending June 30, 2027, Operating Budget, copies of which are attached, for the Public Housing Operating Budget, are hereby approved by the Board of Commissioners of the Housing Authority of the Birmingham District and the President and CEO is hereby authorized to take any and all necessary operating actions to maintain fiscal and operational efficiency of the Housing Authority.

Adopted this 28th day of May 2026.

Chairwoman

Dontrelle Young Foster, Secretary

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

HABD Staff Representative: Ken Foreman, Director of Public Safety

Date: May 6, 2026


Department: Housing Operations/ Public Safety

Special Board of Commissioners' Meeting Date: Thursday, May 28, 2026, at 10:00 a.m.

Board Agenda Item(s):

1. APPROVAL TO EXECUTE THE AGREEMENT OF THE ABOVE-BASELINE SERVICES WITH THE BIRMINGHAM POLICE DEPARTMENT
2. APPROVAL TO EXECUTE THE AGREEMENT FOR VIDEO SURVEILLANCE SERVICES

Board of Commissioners' Committee Meeting Date/Time: Monday, May 11, 2026, at 10:00 a.m.

Approved by:  / 5/26/2026
Dontrelle Young Foster / Date
President/CEO

Duration of Presentation: 5 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: Commissioner Pantazis Date: 5/11/26

HABD Board Committee Member: Commissioner Cook Date: 5/11/26

HABD Staff Member: Ken Foreman, Director of Public Safety Date: 5/11/26

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

APPROVAL TO EXECUTE THE AGREEMENT OF THE ABOVE-BASELINE SERVICES WITH THE BIRMINGHAM POLICE DEPARTMENT

May 28, 2026

INTRODUCTION

The Housing Authority of the Birmingham District (HABD) is seeking approval from the Board of Commissioners, authorizing the Housing Authority to enter into a 24-month agreement with the Birmingham Police Department for a Community Safety Partnership to provide above-baseline police patrols and services in contracted HABD communities.

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to enter into an agreement with the Birmingham Police Department to provide above baseline police services. To increase and enhance the safety, security, and welfare of HABD clients. The current two-year contract spans from May 22, 2024, until May 21, 2026, and we are pleased with the services. The new two-year contract will cover June 16, 2026, until May 21, 2028. Above baseline services will include building trust through community policing, conducting follow-up investigations, answering complaints, providing police reports, and security at HABD events. To ensure accountability, upon starting their shifts, officers will sign in at community rent offices. BPD will also provide officers' daily notes and monthly activity reports, share intelligence on criminal activity, and cooperate with staff to solve problems and ensure the peaceful living of the community. On a rotational schedule, officers will patrol, be visible at school bus stops, conduct walk-and-talks, and work in areas more often where criminal activity has spiked or become hotspots.

DESCRIPTION AND JUSTIFICATION

After a review and assessment of the Housing Authority security needs, and speaking with clients and staff, it is necessary that above baseline police services be provided to the following communities: Elyton Village, Marks Village, Smithfield Court, Tom Brown Village, Morrell Todd Homes, Collegeville Center, Harris Homes, North Birmingham Homes, Kimbrough Homes, Roosevelt, and Ben Greene Village. With the use of previously installed surveillance Video Cameras, License Plate Readers, and LED Lighting in all HABD Communities, it is determined that the following personnel of 8 Police Officers, 1 sergeant, and 1 Lieutenant are adequate to provide needed security functions.

POLICY IMPACT

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

ECONOMIC IMPACT/FUNDING SOURCE

\$2,368,516.32 over a two-year agreement / Operations

ATTACHMENTS

Police Contract Agreement

ALTERNATIVES

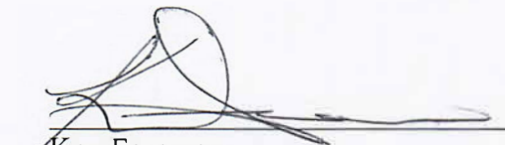
N/A

RECOMMENDATIONS

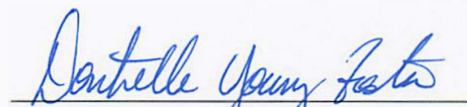
The President CEO recommends adoption of this Resolution.

CERTIFICATION

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



Ken Foreman
Director of Public Safety



Dontrelle Young Foster
President CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2026-12830

Resolution Authorizing the President/CEO to Execute the Agreement of the Above-Baseline Services

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District to authorize the President/CEO to execute the agreement of above-baseline services with the Birmingham Police Department, effective June 16, 2026, upon approval from the Birmingham City Council for a duration of two years.

Adopted this 28th day of May 2026

Attest:

Chairperson

Dontrelle Young Foster, Secretary

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

APPROVAL TO EXECUTE THE AGREEMENT FOR VIDEO SURVEILLANCE SERVICES WITH ALABAMA POWER COMPANY

May 28, 2026

INTRODUCTION

The Housing Authority of the Birmingham District (HABD) is seeking approval from the Board of Commissioners to enter into a 60 month agreement with Alabama Power Company (APC) for Surveillance Services in HABD communities, pending HUD sole-source approval.

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to enter into an agreement with the Alabama Power Company to provide surveillance services to increase and enhance the safety, security, and welfare of HABD clients. After the current camera system was installed, criminal incidents dropped significantly. From 2021 until 2025, incidents decreased by 44%. The current and new camera systems will be federated with the Birmingham Police Department's Real Time Crime Center (RTCC). Allowing the RTCC the ability to enhance community and officer safety by monitoring criminal activity in real time and arresting suspects as soon as possible. Since the inception of this partnership in 2021, in the case of shootings, robberies, car thefts, and breaking and entering, suspects have been identified and arrested within 60 minutes of committing the crime. All major crimes have been solved, and homicide suspects have been arrested and taken off the streets within 72 hours. From 2022 until 2025, overall crime dropped by 52% in the Housing Authority. Alabama Power Company cameras will be installed on APC poles out of reach of criminal suspects, at points of entry, and elevated above trees and structures for better viewpoints. No other devices may be installed on APC poles or within 20 feet of them. User training will be provided on an annual and as-needed basis to ensure efficiency of investigations.

DESCRIPTION AND JUSTIFICATION

After a review and assessment of the Housing Authority security needs, and speaking with clients and staff, it is necessary that surveillance services be provided to the following communities: Elyton Village, Marks Village, Smithfield Court, Tom Brown Village, Morrell Todd Homes, Collegeville Center, Harris Homes, North Birmingham Homes, Kimbrough Homes, Tuxedo Terrance, Freedom Manor, Roosevelt, and Ben Green Village.

With the use of the currently installed surveillance Video Cameras and License Plate Readers in all HABD Communities, it is determined that surveillance services have had a significant impact on reducing crime and enhancing the safety of our communities. From 2022 through 2025, crime rates dropped by more than 50 percent, and all major crimes and homicides were solved using surveillance video cameras.

HABD is requesting sole-source procurement through HUD and asking the Board to approve the contract upon HUD approval. HABD properties require more than 530 cameras across 13 sites, all of which require individual mounting on poles out of reach and 24-hour high-tech networking and troubleshooting. Alabama Power poles are the only accessible infrastructure poles to meet the agency's needs and do not allow other camera systems and devices to be mounted. There is no upfront installation cost or maintenance cost through the term of the contract. The contract would also include approximately 40 solar-powered license plate readers (LPR) to monitor incoming traffic in communities. The cameras will be federated with the Birmingham Police Department's Real Time Crime Center, while data will be owned by the Housing Authority.

POLICY IMPACT

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

ECONOMIC IMPACT/FUNDING SOURCE

Approximately \$102,000 per month/Public Housing Operations

ATTACHMENTS

Video Surveillance Cameras Contract Agreement (Pending)

ALTERNATIVES

N/A

RECOMMENDATIONS


The President CEO recommends adoption of this Resolution.

CERTIFICATION

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



Ken Foreman
Director of Public Safety


Dontrelle Young Foster
President CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2026-12832

Resolution Authorizing the President/CEO to Execute the Agreement for Video Surveillance Services

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District to authorize the President/CEO to execute the agreement for video surveillance services with Alabama Power Company, upon HUD's approval.

Adopted this 28th day of May 2026

Attest:

Chairperson

Dontrelle Young Foster, Secretary

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

HABD Staff Representative: Jennifer Brown, Director of Real Estate Development

Date: Tuesday, May 26, 2026

Department: Real Estate Development

Special Board of Commissioners' Meeting Date: Thursday, May 28, 2026 @ 10:00 a.m.

Board Agenda Item(s):

1. Approval to Authorize the Financial Closing of Smithfield Phase I: Legacy at Graymont

Board of Commissioners' Committee Meeting Date/Time: N/A

Approved by:  / 5/26/2026
Dontrelle Young Foster / Date
President/CEO/Contracting Officer

Duration of Presentation: 15 Minutes

Board Agenda Topic (Narrative): None

Extract from Minutes of Committee Meeting: None

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

Department's Committee's Certification:

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

HABD Board Committee Member: Chairwoman Thompson Date:

HABD Board Committee Member: Vice Chairwoman Barnes Date:

HABD Staff Member: Jennifer Brown Date:

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

Approval to Authorize the Financial Closing of Smithfield Phase I: Legacy at Graymont School

May 28, 2026

INTRODUCTION

The HABD Board of Commissioners previously approved Resolution No. 2026-12822 authorizing the closing of the Smithfield Phase 1 CNI and RAD/Section 18 Blend transaction (“Original Resolution”). To be in compliance with the needs of financing team members, HABD’s legal counsel advised that HABD supplement the original Resolution to facilitate the financial and programmatic closings for Smithfield Phase 1 (“Legacy at Graymont School”).

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain board approval to include supplemental language in the Closing Resolution that specifically outlines HABD’s Board-approved financial commitments, ownership interests, and unit-mix funding for the Smithfield Phase 1: Legacy at Graymont School in preparation for the June 2026 closing. Approval from the HABD Board of Commissioners is required to execute the closing documents.

DESCRIPTION AND JUSTIFICATION

HABD will replace 80 public housing units from Smithfield Court under Phase 1 of the Choice Neighborhood Initiative at Legacy of Graymont School. Those 80 replacement units are part of a 101-unit development (substantial rehabilitation and new construction), financed with 4% Low-Income Housing Tax Credits and tax-exempt bonds. Following the financial closing, which is scheduled for June 2026, construction will begin and last approximately 18 months. The transaction consists of the following actions:

1. MCHDC Graymont School, an affiliate of HABD, will serve as a member of the managing member in the ownership structure.
2. HABD is providing two subordinate loans: a \$5,153,509 loan of CNI funds and a \$7,500,000 capital funds loan.
3. Enterprise Housing Credit will provide low-income tax credit equity in the amount of \$20,322.811.
4. JP Morgan Chase to provide the Construction Loan of \$21,000.000.
5. Section 18 disposition will be provided for 72 units, with 8 units converted under the RAD program. A RAD Housing Assistance Payments (HAP) contract will be executed for all 80 units for a period of 20 years.

POLICY IMPACT

There is no additional policy impact from this resolution.

ECONOMIC IMPACT/FUNDING SOURCE

There is no additional funding impact from this resolution.

ATTACHMENTS

None

ALTERNATIVE

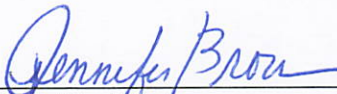
None

RECOMMENDATION

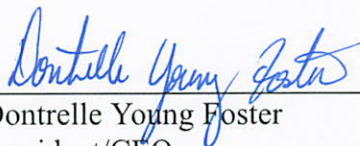
The President/CEO recommends that the Boards approve this request.

CERTIFICATION

The requested action conforms to legal, policy, and regulatory requirements.



Jennifer Brown
Director of Real Estate Development



Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2026 - 12833

**RESOLUTION AUTHORIZING APPROVAL OF THE FINANCIAL CLOSING OF
SMITHFIELD PHASE 1: LEGACY AT GRAYMONT SCHOOL**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that this resolution is to approve all necessary actions to complete the closing of the CNI and RAD/SECTION 18 BLEND transaction for the Smithfield Court public housing community (Phase 1) and authorize the President/CEO to execute all necessary documents to complete the closing.

Adopted this 28th day of May 2026

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)