



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

Board of Commissioners
D. G. Pantazis, Jr., Chairman
DeJuana L. Thompson, Vice-Chairperson
Anthony C. Hood, Commissioner
Abra A. Barnes, Commissioner

July 11, 2024

Mr. D.G. Pantazis, Jr., Chairman
Ms. DeJuana L. Thompson, Vice-Chairperson
Mr. Anthony C. Hood, Commissioner
Ms. Abra A. Barnes, 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 has been rescheduled to **3:30 p.m.** Thursday, **July 18, 2024**, 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

*****TIME CHANGE*****TIME CHANGE*****TIME CHANGE*****



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

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

Thursday, July 18, 2024
3:30 p.m.

Board of Commissioners
D. G. Pantazis, Jr., Chairman
DeJuana L. Thompson, Vice-Chairperson
Anthony C. Hood, Commissioner
Abra A. Barnes, Commissioner

Agenda

- I. Call to Order**
- II. Roll Call**
- III. Adoption of Agenda**
- IV. Swearing-In of Newly Appointed Commissioner, Ms. Alyshia Cooks**
- V. Consent Agenda**
 - a. Approval of Minutes, Special Meeting, May 1, 2024
Approval of Minutes, Regular Meeting, May 16, 2024
 - b. President/CEO's Report
 - c. Presentation of Cumulative Low-Income Housing Finance Report for the Period Ended June 30, 2024
 - d. Resolution 12715 -2024 - Approval of Charge-Offs for Period Ended May 30, 2024 and June 30, 2024
- VI. Old Business**
- VII. New Business**
- VIII. Executive Session**

IX. Rental Assistance Programs

1. Approval of Revision to the Section 8 Administrative Plan (Preferences-Birmingham Re-Entry Alliance Program)
2. Approval of Revision to the Section 8 Administrative Plan (Project-Based Voucher Program)
3. Approval of Revision to the Section 8 Administrative Plan (HCV Waiting Lists for Southtown Family and Southtown Senior)

X. Property Operations

1. Approval of Revision to the Admissions and Continued Occupancy Policy (Preferences- Birmingham Re-Entry Alliance Program)

XI. Executive

1. Approval of the Intergovernmental Agreement between HABD and the City of Birmingham for the Community Safety Partnership

XII. Real Estate Development

1. Approval of Property Acquisition

XIII. Presentation of Person(s) Desiring to Speak before the Board of Commissioners

XIV. Adjournment

**MINUTES OF THE SPECIAL MEETING OF COMMISSIONERS FOR THE
HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
HELD ON MAY 1, 2024**

The Commissioners of the Housing Authority of Birmingham met in a special session on Wednesday, May 1, 2024, at the Central Office located at 1826 3rd Avenue South, Birmingham, Alabama. The meeting was called to order by Chairman Pantazis, and upon roll call, those present and absent were as follows:

PRESENT:

D.G. Pantazis, Jr., Chairman
DeJuana L. Thompson, Vice-Chair
Anthony C. Hood, Commissioner
Abra A. Barnes, Commissioner

ABSENT:

None

ALSO, PRESENT:

Dontrelle Young Foster, President/CEO
Seth Embry, Senior Advisor and Chief Strategist
Ken Foreman, Director of Public Safety
Larry Williams, Chief Housing and Programs Officer
Roger Malone, Public Safety Assistant
James Hawkins, Project Manager
Denita Bearden, Chief Administrative Officer
Meagan Holland, Director of Public Relations
Christin French, General Counsel
Emily Nelson, Executive Assistant
Toraine Clausell, Director of IT Infrastructure & Operations
Alicia Bibbs, Executive Office Coordinator

Chairman Pantazis declared a quorum was present.

Chairman Pantazis acknowledged the adoption of the agenda. The agenda was adopted as presented.

Approval of Award of Contract for Harris Homes Tunnel Accessibility Modifications

Chairman Pantazis acknowledged the Approval of Award of Contract for Harris Homes Tunnel Accessibility Modifications. Mr. James Hawkins, Real Estate Project Manager, indicated that the Board had before it the Harris Homes Tunnel Accessibility contract award. The tunnel is an essential pathway that provides pedestrian access between Harris Homes and the Oak Ridge Park neighborhood. Currently, the tunnel does not meet accessibility for compliance with the Americans with Disability Act (ADA) that was formed by Congress on July 26, 1990. Therefore, HABD is seeking Board approval to engage a general contractor to reconstruct the access points to the tunnel to comply with the ADA. An Invitation For Bid (IFB) was published for Harris Homes Tunnel Redesign. HABD received three bids, and the lowest bid was submitted by Monumental Contracting. Therefore, management recommends awarding a contract to Monumental Contracting to improve the accessibility of the Harris Homes Tunnel. Upon motion by Vice-

Chair Thompson and seconded by Commissioner Barnes, the following resolution was unanimously adopted:

RESOLUTION NO. 12707

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 Monumental Contracting for a construction project to improve accessibility of the Harris Homes Tunnel.

When called upon, the following voted as indicated:

YEA

Chairman Pantazis
DeJuana Thompson, Vice-Chair
Commissioner Hood
Commissioner Barnes

NAY

ABSTAINED

Chairman Pantazis indicated that said motion carried.

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

Chairman

ATTEST:

Secretary

**MINUTES OF THE REGULAR MEETING OF COMMISSIONERS FOR THE
HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
HELD ON MAY 16, 2024**

The Commissioners of the Housing Authority of the Birmingham District met in a regular session at 1:00 p.m. on May 16, 2024, at the George W. McCoy Facility located in Birmingham, Alabama. The meeting was called to order by Chairman Pantazis, and upon roll call, those present and absent were as follows:

PRESENT:

D.G. Pantazis, Jr., Chairman
DeJuana L. Thompson, Vice-Chair
Abra A. Barnes, Commissioner

ABSENT:

Anthony C. Hood, Commissioner

ALSO, PRESENT:

Dontrelle Young Foster, President/CEO
Seth Embry, Senior Advisor and Chief Strategist
Denita Bearden, Chief Administrative Officer
Melanie Baker, Interim Chief Financial Officer
Larry Williams, Chief Housing and Programs Officer
Josephine Banks, Chief Human Resources Officer
Christie Hilliard, Project Manager
Armon Matthews, Director of Client Services
Meagan Holland, Director of Public Relations
Toraine Clausell, Director of IT Infrastructure & Operations
Ken Foreman, Director of Public Safety
Roger Malone, Public Safety Assistant
Christin French, General Counsel
Emily Nelson, Executive Assistant
Alicia Bibbs, Executive Office Coordinator

Chairman Pantazis declared a quorum was present.

Adoption of Agenda

Chairman Pantazis acknowledged the adoption of the agenda. The agenda was adopted as presented.

Consent Agenda

Chairman Pantazis 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 Vice-Chair Thompson and seconded by Commissioner Barnes, the consent agenda was approved.

- a. The Regular Meeting Minutes of April 18, 2024, were approved.
- b. The President/CEO's Report was accepted.
- c. **Resolution** 2024 - 12708 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 April 30, 2024, the following resident accounts, which were up to 30 days old or more and considered uncollectible.

Elyton Village, Ala. 1-1-----	\$ 22,077.00
Southtown Court, Ala.1-4R-----	0.00
Marks Village, Ala.1-6-----	4,218.26
Smithfield Court, Ala. 1-9-----	0.00
Tom Brown Village, Ala.1-10-----	11,044.15
Morrell Todd Homes, Ala.1-11-----	41,427.00
Collegeville Center, Ala.1-13-----	0.00
Harris Homes, Ala. 1-14-----	0.00
North Birmingham Homes, Ala.1-16-----	749.00
Cooper Green Homes, Ala.1-17-----	0.00
Kimbrough Homes, Ala.1-18-----	33,892.00
Benjamin Green Village, Ala.1-23-----	1,881.00
Roosevelt City, Ala. 1-30-----	0.00
Freedom Manor Ala 1-21-----	0.00
Mason City I Ala 1-40-----	0.00
Mason City III Ala 1-42-----	0.00
Tuxedo I Ala 1-34-----	0.00
Tuxedo II Ala 1-35-----	2,360.00
	Total \$117,648.41

When called upon, the following voted as indicated:

<u>YEA</u>	<u>NAY</u>	<u>ABSTAINED</u>
Chairman Pantazis		
Vice-Chair Thompson		
Commissioner Barnes		

Chairman Pantazis indicated that said motion carried.

Old Business

For old business, President Foster asked Mr. Seth Embry, Senior Advisor and Chief Strategist, to provide an update on the Southtown Redevelopment and the Naming of the Property. Mr. Embry mentioned that previous discussions had taken place regarding the naming of the Southtown buildings. The first building, which is expected to be ready for occupancy in September or October 2024, is the family building developed by BREC. A meeting was held with the Southtown Neighborhood Association, where the developer proposed to obtain approval for a sign variance for the building to present to the City. The proposed name for the building was "The Avery at Southtown," which had not been approved by HABD. Mr. Embry explained that in 2021, the HABD Board had approved a process with guidelines for the naming of HABD properties. Following the approved guidelines, a committee was formed, comprising the developer, Southtown President, HABD staff, and a commissioner, to determine the renaming of Southtown. However, at the time of the meeting, neither the committee nor the residents had approved the name "The Avery at Southtown." Additionally, the meeting with the Southtown Neighborhood Association did not comply with the Board's guidelines. HABD subsequently met with the developer, general counsel, and Real Estate counselor to discuss the proposed name for the property, "Southtown Family" for the family building. A letter will be sent to the developer to inform them of the final determination for the property.

President Foster mentioned that this update is being brought to the Board as a follow-up recommendation based on the resolution that was approved a few months ago. Before we can move forward with the letter, the first step is to present a recommendation of names to the Board. The recommendation proposed today for the Board's consideration is the name "Southtown Family" for the family building and "Southtown Senior" for the senior building. The senior building was previously approved. This request is specifically for the "Southtown Family."

After Mr. Embry's update, it was a consensus of the Board to proceed with "Southtown Family" and "Southtown Senior" as the new names for the buildings.

Chairman Pantazis thanked Mr. Embry for the update. He added that we certainly want to put the interests of our residents first and foremost when proceeding with the naming and renaming of the developments, not just with Southtown but all other sites as well.

New Business

There was no new business for discussion.

Finance and Accounting

1. Presentation of Cumulative Low-Income Housing Finance Report for the Period Ending April 30, 2024

Ms. Melanie Baker, Director of Finance, provided a brief update to the Board on the financial statements for the period ending April 30, 2024. She indicated that HABD was in the positive for the month and was pleased to report that we did not exceed our budgeted amount for the year. The Finance Report was accepted.

2. **Approval of Revision to Fiscal Year (FY) 2024 Operating Budgets**

Chairman Pantazis acknowledged the Approval of the Revision to the Fiscal Year (FY) 2024 Operating Budgets. Ms. Melanie Baker indicated that this request is to obtain board approval for a budget revision to provide a one-time incentive payment for the staff in the amount up to \$500,000 for fiscal year 2024. After a brief discussion, upon motion by Commissioner Barnes and seconded by Vice-Chair Thompson, the following resolution was unanimously adopted.

RESOLUTION NO. 12715

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to revise the Fiscal Year 2024 Operating Budgets.

When called upon, the following voted as indicated:

<u>YEA</u>	<u>NAY</u>	<u>ABSTAINED</u>
Chairman Pantazis		
Vice-Chair Thompson		
Commissioner Barnes		

Chairman Pantazis indicated that said motion carried.

3. **Approval of Public Housing Operating Budgets for Fiscal Year Ending June 30, 2025**

Chairman Pantazis acknowledged the Approval of the Public Housing Operating Budgets for the Fiscal Year Ending June 30, 2025. Ms. Melanie Baker, Director of Finance, reported that HUD increased HABD Capital Improvement funding to \$16M, a \$700,000 increase over last year. Additionally, HABD received a Notice of Award of \$1M for the Loveman Village Daycare.

Next, Ms. Baker indicated that the purpose of the Request For Board Action is to obtain Board approval for the Public Housing Operating Budgets. She distributed a copy of the Operating Budgets to the Board and gave a brief summary of the budgets. She asked if there were any questions. The board did not have questions or comments on the budgets, and upon motion by Vice-Chair Thompson and seconded by Commissioner Barnes, the following resolution was unanimously adopted.

RESOLUTION NO. 12709

WHEREAS, the Commissioners of the Housing Authority of the Birmingham District have reviewed the following Operating Budgets for the fiscal year ending June 30, 2025:

Public Housing Operating Budgets

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, 2025, Operating Budgets, copies of which are attached, for the Public Housing Operating Budgets, are hereby approved by the Board of Commissioners of the Housing Authority of the Birmingham District and the Chief Executive Officer is hereby authorized to take any and all necessary operating actions to maintain fiscal and operational efficiency of the Housing Authority.

When called upon, the following voted as indicated:

<u>YEA</u>	<u>NAY</u>	<u>ABSTAINED</u>
Chairman Pantazis		
Vice-Chair Thompson		
Commissioner Barnes		

Chairman Pantazis indicated that said motion carried.

Real Estate Development

1. Approval of Award of Contract for Property Assessment Services

Chairman Pantazis acknowledged the Approval of Award of Contract for Property Assessment Services. Ms. Christie Hilliard, Real Estate Project Manager, indicated that HABD routinely utilizes the services of firms to provide support for applications to HUD, RAD applications, and demolition/disposition applications and services to evaluate conditions of HABD-owned real estate. These services include environmental assessments, physical needs assessments, and more. The purpose of this request is to obtain Board approval to award contracts for property assessment services to selected firms. HABD issued an RFQ for Property Assessment Services and requested Qualification Based Proposals from qualified firms. HABD received four (4) proposals, and after review and scoring, management recommends an award of contract to the four entities: EDT-THA Architecture, LLC, AEI Consultants, ECS Southeast, LLC, and Dominion Due Diligence. Upon motion by Vice-Chair Thompson and seconded by Commissioner Barnes, the following resolution was unanimously adopted:

RESOLUTION NO. 12710

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 EDT-THA Architecture, LLC, AEI Consultants, ECS Southeast, LLC, and Dominion Due Diligence Group for property assessment services.

When called upon, the following voted as indicated:

<u>YEA</u>	<u>NAY</u>	<u>ABSTAINED</u>
Chairman Pantazis		
Vice-Chair Thompson		
Commissioner Barnes		

Chairman Pantazis indicated that said motion carried.

2. **Approval of Award of Contract for Architectural and Engineering Services**

Chairman Pantazis acknowledged the Approval of Award of Contract for Architectural and Engineering services. Ms. Hilliard indicated that HABD routinely utilizes the services of architectural and engineering firms to support construction, modernization, and development projects. The purpose of this request is to obtain Board approval to award contracts for architectural and engineering services to selected firms. HABD issues an RFQ for Architect and Engineering services. HABD received nine (9) proposals, and after review and scoring, management recommends an award of contract to the following entities; MBA Engineers, Inc., R.E. Warner & Associates, Inc. CCR Architecture & Interiors, Aho Architects, LLC, Dynamic Civil Solutions, Sherman Carter Barnhart Architects, and EDT-THA Architecture, LLC. After a brief discussion, upon motion by Commissioner Barnes and seconded by Vice-Chair Thompson, the following resolution was unanimously adopted:

RESOLUTION NO. 12711

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 MBA Engineers, Inc., R.E. Warner & Associates, Inc., CCR Architecture & Interiors, Aho Architects, LLC, Dynamic Civil Solutions, Sherman Carter Barnhart Architects, and EDT-THA Architecture, LLC for architectural and engineering services.

When called upon, the following voted as indicated:

<u>YEA</u>	<u>NAY</u>	<u>ABSTAINED</u>
Chairman Pantazis		
Vice-Chair Thompson		
Commissioner Barnes		

Chairman Pantazis indicated that said motion carried.

3. **Approval of Authorization to Negotiate a Letter of Intent with Pennrose, LLC**

Chairman Pantazis acknowledged the Approval of Authorization to Negotiate a Letter of Intent with Pennrose, LLC. Mr. Seth Embry, Senior Advisor and Chief Strategist, indicated that the purpose of this request is to obtain Board approval to authorize the President and CEO to negotiate a Letter of Intent with Pennrose-BLOC, LLC for the acquisition of Glenbrook at Oxmoor Valley. Glenbrook at Oxmoor is a 100-unit affordable (Low-Income Tax Credit Program) comprised of 50 public housing and 50 unsubsidized apartments constructed under the HOPE VI program. HABD executed a Right of First Agreement for the property in 2008, which entitles HABD to purchase the project for Fair Market Value. HABD now wishes to begin formal negotiations to enter into the purchase agreement with Pennrose for Glenbrook at Oxmoor Valley. The purchase agreement will outline the purchase price and any assumption of assets and liabilities and enable HABD to reposition the property for long-term economic and physical viability. A Letter of Intent will signal HABD's intent to negotiate a purchase agreement for the property, which would be executed only with the future approval of the Board. Upon motion by Commissioner Barnes and seconded by Vice-Chair Thompson, the following resolution was unanimously adopted:

RESOLUTION NO. 12712

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to negotiate a Letter of Intent with Pennrose-BLOC, LLC for the acquisition of Glenbrook at Oxmoor Valley.

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Chairman Pantazis
Vice-Chair Thompson
Commissioner Barnes

Chairman Pantazis indicated that said motion carried.

4. **Approval of Authorization to Negotiate a Letter of Intent with Corporate Realty**

Chairman Pantazis acknowledged the Approval of Authorization to Negotiate a Letter of Intent with Corporate Realty. Corporate Realty is the owner and developer of The Star Uptown, the project to redevelop the former Carraway Hospital site. Mr. Embry indicated that Corporate Realty approached HABD concerning a partnership to develop housing on lots in the Norwood and Druid Hills neighborhoods north of the redevelopment site at no cost to HABD. The purpose of this request is to obtain Board approval to authorize the President and CEO to negotiate a Letter of Intent with Corporate Realty for the development of rental or sale housing on land currently owned by Corporate Realty. The Letter of Intent will identify the sites to be built on, a timeline of development, the identification of any additional partners, and other factors. Any final agreements will be

brought before the Board of Commissioners for approval prior to execution. After a brief discussion, upon motion by Vice-Chair Thompson and seconded by Commissioner Barnes, the following resolution was unanimously adopted:

RESOLUTION NO. 12713

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to negotiate a Letter of Intent with Corporate Realty for the development of housing in connection with The Star Uptown development.

When called upon, the following voted as indicated:

<u>YEA</u>	<u>NAY</u>	<u>ABSTAINED</u>
Chairman Pantazis		
Vice-Chair Thompson		
Commissioner Barnes		

Chairman Pantazis indicated that said motion carried.

5. **Approval of Authorization to Submit a FY24 Choice Neighborhood Planning Grant Application**

Chairman Pantazis acknowledged the Approval of Authorization to Submit an FY24 Choice Neighborhood Planning Grant Application. Mr. Embry indicated that the purpose of this request is to obtain Board approval to authorize the submission of an application for a Fiscal Year 2024 Choice Neighborhood Planning grant, with all required documentation and certifications by the President and CEO, and Chairman of the Board of Commissioners. The proposed site selected for the planning grant application is Rev. Morrell Todd Homes, combined with Woodlawn Community. After a brief discussion, upon motion by Vice-Chair Thompson and seconded by Commissioner Barnes, the following resolution was unanimously adopted:

RESOLUTION NO. 12714

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO and Chairman of the Board of Commissioners are hereby authorized to submit an application for the FY2024 Choice Neighborhood Planning grant and to execute all documents necessary for the submission of said application.

When called upon, the following voted as indicated:

<u>YEA</u>	<u>NAY</u>	<u>ABSTAINED</u>
Chairman Pantazis		
Vice-Chair Thompson		
Commissioner Barnes		

Chairman Pantazis indicated that said motion carried.

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

Chairman Pantazis acknowledged persons desiring to speak before the Board of Commissioners. Ms. Diamond Daniels was participating in the meeting online and stated that she is a resident of Harris Homes. Ms. Daniels mentioned that she recently graduated from Alabama A&M with the assistance of HABD and has been accepted into the Civil Engineers Master Program this year. She reached out to inquire about eligibility for the Naomi H. Truman Scholarship for graduate students and was advised to contact the Board regarding additional assistance for graduate students.

President Foster congratulated Ms. Daniels on her accomplishments and directed her to contact Ms. Jacqueline French for more information on her request. President Foster also mentioned that Ms. Daniels' request would need to be submitted to a different board for consideration.

Executive Session

There was no business to discuss in an executive session.

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

Chairman

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: Tuesday, July 2, 2024

Department Finance

Board of Commissioners' Meeting Date: Thursday, July 18, 2024, at 1:30 p.m.

Board Agenda item(s):

1. Monthly Financial Report
2. Charge-Off's for May & June 2024
3. Contract Register

Board of Commissioners' Committee Meeting Date/Time: Tuesday, July 9, 2024, at 10:00 a.m.

Approved by: Dontrelle Young Foster / 7/5/2024
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 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 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 ().

BABD Board Committee Member: Chairman Pantazis

Date: 07/09/24

HABD Board Committee Member: Commissioner Barnes

Date: 07/09/24

HABD Staff Member: Melanie Baker, CPA

Date: 07/09/24



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

July 18, 2024

Board of Commissioners
D. G. Pantazis, Jr., Chairman
DeJuana L. Thompson, Vice-Chairperson
Anthony C. Hood, Commissioner
Abra A. Barnes, Commissioner

RESOLUTION

RESOLVED by the Commissioners of the Housing Authority of The Birmingham District that the President/CEO is hereby authorized to charge-off as May 31, 2024, the following resident accounts, which are up to 30 days old and considered uncollectible, detailed as per attached sheet.

Development	No.	Amount
Elyton	ALA 1-1	\$12,662.00
Southtown	ALA 1-4	\$0.00
Marks Village	ALA 1-6	\$8,455.60
Smithfield Court	ALA 1-9	\$30,174.99
Tom Brown Village	ALA 1-10	\$2,636.00
Morrell Todd	ALA 1-11	\$0.00
Collegeville Center	ALA 1-13	\$1,311.00
Harris Homes	ALA 1-14	\$5,070.00
North Birmingham Homes	ALA 1-16	\$1,332.00
Cooper Green Homes	ALA 1-17	\$805.73
Kimbrough Homes	ALA 1-18	\$14,087.00
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	\$0.00
Tuxedo Trace Homes	ALA 1-44	\$0.00
Tuxedo Homes	A146	\$0.00
Freedom Manor	ALA 621	\$0.00
Total		\$76,534.32

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 JULY 18, 2024)**

FOR PERIOD ENDED MAY 31, 2024

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	9	11,905.00	-	1,282.00	-	-	(525.00)	-	12,662.00	22,077.00
Southtown AL 1-4R	0	-	-	-	-	-	-	-	-	-
Marks Village AL 1-6	3	8,144.60	-	311.00	-	-	-	-	8,455.60	4,218.26
Smithfield Court AL 1-9	7	30,699.99	-	-	-	-	(525.00)	-	30,174.99	-
Tom Brown AL 1-10	3	2,536.00	-	100.00	-	-	-	-	2,636.00	11,044.15
Morell Todd AL 1-11	0	-	-	-	-	-	-	-	-	41,427.00
Collegeville AL 1-13	1	1,386.00	-	-	-	-	(75.00)	-	1,311.00	-
Harris Homes AL 1-14	5	3,952.00	-	1,343.00	-	-	(225.00)	-	5,070.00	-
North Birmingham AL 1-16	2	257.00	-	1,075.00	-	-	-	-	1,332.00	749.00
Cooper Green AL 1-17	2	955.73	-	-	-	-	(150.00)	-	805.73	-
Kimbrough AL-18	4	14,055.00	-	332.00	-	-	(300.00)	-	14,087.00	33,892.00
Benjamin Greene AL 1-23	0	-	-	-	-	-	-	-	-	1,881.00
Roosevelt City AL 1-30	0	-	-	-	-	-	-	-	-	-
Tuxedo Court I AL-134	0	-	-	-	-	-	-	-	-	-
Tuxedo Court II AL-135	0	-	-	-	-	-	-	-	-	2,360.00
Mason City Homes III AL-142	0	-	-	-	-	-	-	-	-	-
Freedom Manor AL-621	0	-	-	-	-	-	-	-	-	-
Grand Total	36	73,891.32	-	4,443.00	-	-	(1,800.00)	-	76,534.32	117,648.41

	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
November 2022	10	24,781.58	25	62,676.13	1,026.00	25	62,676.13	594.23	61,055.90
December 2022	23	18,805.22	19	21,076.91	1,857.60	19	21,076.91	659.06	18,560.25
January 2023	34	69,597.59	62	94,617.31	783.43	62	94,617.31	-	93,833.88
February 2023	41	89,143.74	32	54,328.81	6,895.87	32	54,328.81	4,156.28	43,276.66
March 2023	25	31,217.40	19	37,872.40	8,261.13	19	37,872.40	-	29,611.27
April 2023	25	27,526.51	20	50,123.94	2,267.33	20	50,123.94	-	47,856.61
May 2023	22	20,155.15	20	59,180.13	-	20	59,180.13	-	59,180.13
June 2023	7	7,158.57	25	42,829.57	1,859.87	25	42,829.57	-	40,969.70
July 2023	42	86,272.96	39	104,396.01	973.00	39	104,396.01	-	103,423.01
August 2023	30	60,973.64	40	94,608.77	3,583.79	40	94,608.77	-	91,024.98
September 2023	23	33,390.07	36	86,380.50	813.18	36	86,380.50	-	85,567.32
October 2023	30	41,691.41	36	99,568.27	275.89	36	99,568.27	-	99,292.38
November 2023	25	62,872.13	20	109,535.11	1,157.40	20	109,535.11	-	108,377.71
December 2023	19	21,076.91	13	32,479.71	1,582.00	13	32,479.71	-	30,897.71
January 2024	62	94,617.31	22	88,948.16	3,395.26	22	88,948.16	-	85,552.90
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	-	28	117,648.41	-	117,648.41
May 2024	20	59,180.13	36	76,534.32	-	-	-	-	76,534.32
Running Year Total		890,785.47	555	1,350,891.46	54,030.73	519	1,274,357.14	5,409.57	1,291,451.16

Dontrelle Young-Foster
President/CEO



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

July 18, 2024

Board of Commissioners
D. G. Pantazis, Jr., Chairman
DeJuana L. Thompson, Vice-Chairperson
Anthony C. Hood, Commissioner
Abra A. Barnes, Commissioner

RESOLUTION

RESOLVED by the Commissioners of the Housing Authority of The Birmingham District that the President/CEO is hereby authorized to charge-off as June 30, 2024, the following resident accounts, which are up to 30 days old and considered uncollectible, detailed as per attached sheet.

Development	No.	Amount
Elyton	ALA 1-1	\$19,104.00
Southtown	ALA 1-4	\$0.00
Marks Village	ALA 1-6	\$4,531.57
Smithfield Court	ALA 1-9	\$0.00
Tom Brown Village	ALA 1-10	\$1,014.00
Morrell Todd	ALA 1-11	\$10,525.00
Collegeville Center	ALA 1-13	\$1,449.00
Harris Homes	ALA 1-14	\$23.00
North Birmingham Homes	ALA 1-16	\$4,139.00
Cooper Green Homes	ALA 1-17	\$6,223.00
Kimbrough Homes	ALA 1-18	\$737.00
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	\$0.00
Tuxedo Trace Homes	ALA 1-44	\$0.00
Tuxedo Homes	A146	\$0.00
Freedom Manor	ALA 621	\$0.00
Total		\$47,745.57

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 JULY 18, 2024)

FOR PERIOD ENDED JUNE 30, 2024

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	3	18,718.00	-	461.00	-	-	(75.00)	-	19,104.00	12,662.00
Southtown AL 1-4R	0	-	-	-	-	-	-	-	-	-
Marks Village AL 1-6	4	4,231.57	-	300.00	-	-	-	-	4,531.57	8,455.60
Smithfield Court AL 1-9	0	-	-	-	-	-	-	-	-	30,174.99
Tom Brown AL 1-10	2	529.00	-	535.00	-	-	(50.00)	-	1,014.00	2,636.00
Morell Todd AL 1-11	3	10,455.00	-	70.00	-	-	-	-	10,525.00	-
Collegeville AL 1-13	2	1,599.00	-	-	-	-	(150.00)	-	1,449.00	1,311.00
Harris Homes AL 1-14	1	52.00	-	46.00	-	-	(75.00)	-	23.00	5,070.00
North Birmingham AL 1-16	3	3,389.00	-	750.00	-	-	-	-	4,139.00	1,332.00
Cooper Green AL 1-17	2	6,373.00	-	-	-	-	(150.00)	-	6,223.00	805.73
Kimbrough AL1-18	1	812.00	-	-	-	-	(75.00)	-	737.00	14,087.00
Benjamin Greene AL 1-23	0	-	-	-	-	-	-	-	-	-
Roosevelt City AL 1-30	0	-	-	-	-	-	-	-	-	-
Tuxedo Court I AL-134	0	-	-	-	-	-	-	-	-	-
Tuxedo Court II AL-135	0	-	-	-	-	-	-	-	-	-
Mason City Homes III AL-142	0	-	-	-	-	-	-	-	-	-
Freedom Manor AL-621	0	-	-	-	-	-	-	-	-	-
Grand Total	21	46,158.57	-	2,162.00	-	-	(575.00)	-	47,745.57	76,534.32

	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 HADB General Counsel	No. Accts Charged Sent for Collection	Amount Sent for Collection	Amount Intercepted by MIS System	Net Amount
December 2022	23	18,805.22	19	21,076.91	1,857.60	19	21,076.91	659.06	18,560.25
January 2023	34	69,597.59	62	94,617.31	783.43	62	94,617.31	-	93,833.88
February 2023	41	89,143.74	32	54,328.81	6,895.87	32	54,328.81	4,156.28	43,276.66
March 2023	25	31,217.40	19	37,872.40	8,261.13	19	37,872.40	-	29,611.27
April 2023	25	27,526.51	20	50,123.94	2,267.33	20	50,123.94	-	47,856.61
May 2023	22	20,155.15	20	59,180.13	-	20	59,180.13	-	59,180.13
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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	22	59,180.13	36	76,534.32	4,568.87	-	-	-	71,965.45
June 2024	25	42,829.57	21	47,745.57	-	-	-	-	47,745.57
Running Year Total		908,833.46	551	1,335,960.90	59,621.93	494	1,211,681.01	4,815.34	1,271,523.63

Dontrelle Young-Foster
President/CEO



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

Board of Commissioners
D. G. Pantazis, Jr., Chairman
DeJuana L. Thompson, Vice-Chairperson
Anthony C. Hood, Commissioner
Abra A. Barnes, Commissioner

To: HABD Board of Commissioners

From: Dontrelle Young Foster

Dontrelle Young Foster

Subject: President/CEO's Report

Date: July 18, 2024

1. On July 18, HABD is proud to welcome Alyshia Cooks as the new Resident Board Commissioner. Ms. Cooks resides in Harris Homes. Ms. Cooks noted in her interview that she enjoys being involved with other residents and spends time at the Community Center to hear other residents' concerns. HABD is excited about the energy and valuable insight Ms. Cooks will bring.
2. On June 26, HABD hosted the first-ever Mid-Year Meetup at Smithfield Court Community Center. The purpose of the engagement was to round out the fiscal year and offer staff an opportunity to connect with colleagues and leadership.
3. On June 25, HABD's Chief Housing/Programs Officer, Larry Williams, participated in a workshop hosted by United Way of Central Alabama as part of a HUD-certified housing counseling program. He was joined by a local attorney to discuss tenant rights and responsibilities.
4. On June 20, HABD's President/CEO was recognized as one of Birmingham's most influential executives in the Birmingham Business Journal's Power 60. The Power 60 list highlights Birmingham leaders and top executives who are positively impacting our region.
5. On June 10, HABD is proud to welcome Melanie Bimbo as the new Choice Neighborhoods Initiative (CNI) Director. As the CNI Director, Melanie will oversee the implementation of our \$50M CNI grant for the Collegeville, Smithfield, and Graymont neighborhoods. She is passionate about creating vibrant, mixed-income communities that offer residents access to quality housing, education, healthcare, and economic opportunities.
6. On June 7, HABD was awarded \$53,653,882 from HUD, a \$5,751,053 increase from last year, to serve more families through our Housing Choice Voucher Program. Currently, our HCV program assists 5,600 households, and HABD is grateful to HUD for its recognition and investment in our program. This funding will allow us to create new housing opportunities for approximately 500 additional households.

7. On June 10, HABD is proud to welcome Melanie Bimbo as the new Choice Neighborhoods Initiative (CNI) Director. As the CNI Director, Melanie will oversee the implementation of our \$50M CNI grant for the Colledgeville, Smithfield, and Graymont neighborhoods. She is passionate about creating vibrant, mixed-income communities that offer residents access to quality housing, education, healthcare, and economic opportunities.
8. On June 7, HABD was awarded \$53,653,882 from HUD, a \$5,751,053 increase from last year, to serve more families through our Housing Choice Voucher Program. Currently, our HCV program assists 5,600 households, and HABD is grateful to HUD for its recognition and investment in our program. This funding will allow us to create new housing opportunities for approximately 500 additional households.
9. On June 2, HABD leadership and staff attended the PHADA Annual Conference and Exhibition in New Orleans, Louisiana, which featured a wide variety of sessions on critical HABD programs such as redevelopment, public housing, HCV, and organizational development topics.
10. On May 30, HABD Real Estate team partnered with Client Services, IT, and PR staff to host resident and community members focused on our effort to secure a Choice Neighborhoods Planning grant for Reverend Dr. Morrell Todd Homes. Securing a Planning grant would support us in working with our partners, residents and the community to develop comprehensive neighborhood revitalization plans focused on addressing three core goals centered around our Todd Homes public housing community: Housing, People, and Neighborhoods.
11. On May 29, HABD's Real Estate and PR staff hosted our development and media partners at our Edgehill at Southtown redevelopment to give an exclusive first look at the progress made. Partners had an opportunity to tour the Family Building, which is slated for completion this September, and the Senior Building.
12. On May 24, HABD hosted Wellness Day at Railroad Park. Employees enjoyed a day at the park to fellowship with teammates, spend time outdoors, and learned about the importance of taking care of oneself physically and mentally.
13. On May 23, HABD hosted the Spring Into Wellness Fair at the Smithfield Community Center. HABD employees learned about various programming and community resources available to help staff better mind their physical and mental wellness.
14. On May 21, HABD staff members attended the Yardi Forum Conference in Baltimore, MD on May 21 -24 to explore how we can strengthen our systems to benefit our residents and business processes.
15. On May 20, HABD's Director of Workforce Development, Jaqueline French, participated in the 40th Annual NAWDP Conference. While there, she was able to collaborate with

other workforce development professionals to share processes and best practices aimed at enhancing performance and productivity.

16. The Office of Constituent Concerns (OCC) received a total of forty-five (45) concerns for the month of July 2024. Thirty-two (32) concerns for Rental Assistance Programs/Section 8, with the areas of concern mainly related to non-rent payments, waiting lists, and voucher status. Eleven (11) concerns were received for Property Operations relating to maintenance and work order requests, waitlist inquiries, housing assistance and Intake. Two (2) general concerns related to the Homeownership Program. A completion rate of 100% was achieved for the period.

DYF/en

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

HABD Staff Representative: Seth Embry, Senior Advisor and Chief Strategist
Larry Williams, Chief Housing/Programs Officer

Date: July 8, 2024

Department Rental Assistance Programs/ Property Operations

Board of Commissioners' Meeting Date: Thursday, July 18, at 1:30 p.m.

Board Agenda Item(s):

1. Revisions to Housing Choice Voucher Program Administrative Plan – Preference for Birmingham Re-Entry Alliance
2. Revisions to Housing Choice Voucher Program Administrative Plan – Project-based Voucher Program
3. Revisions to Housing Choice Voucher Program Administrative Plan – Waiting Lists for Southtown Family and Southtown Senior
4. Revisions to Public Housing Admissions and Continued Occupancy Plan – Preference for Birmingham Re-Entry Alliance
5. Public Housing Dashboard

Board of Commissioners' Committee Meeting Date/Time: Monday, July 8, 2024 at 11 a.m.

Approved by:

Dontrelle Young Foster
Dontrelle Young Foster
President/CEO/Contracting Officer

7/3/2024
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: D.G. Pantazis, Chairman

Date: July 8, 2024

HABD Board Committee Member:

Date:

HABD Staff Member:

Seth Embry

Date: July 8, 2024

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

Approval for Revisions to the Administrative Plan for the Housing Choice Voucher Program – Preference for Participants in the Birmingham Re-Entry Alliance

July 18, 2024

INTRODUCTION

HABD administers a large Housing Choice Voucher (HCV) program (also known as Section 8) with participants residing primarily in Jefferson County, AL. The program is currently allocated over 6100 vouchers with a total budget that exceeds \$50 million. Per HUD regulations, HABD may determine local preferences for admission into the HCV program, and currently has four preference categories (see Exhibit A from the Administrative Plan, attached). HABD proposed to add an additional “limited” preference for participants of the Birmingham Re-Entry Alliance program.

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to authorize the President and CEO to revise the HCV Administrative Plan to create a preference for households participating in the Birmingham Reentry Alliance. Providing this preference will support a new program aimed at preventing homelessness and reducing crime in Birmingham.

DESCRIPTION AND JUSTIFICATION

Preference for Participants in the Birmingham Reentry Alliance

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

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

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

Following the adoption of the preference, HABD and the BRA team will meet to develop an implementation plan for the preference, including referral processes, roles and responsibilities of the parties, and criteria for eligibility. Following the development of these procedures, HABD will make the preference available.

POLICY IMPACT

The requested actions allow HABD to meet its strategic goals while maintaining compliance with HUD regulations.

ECONOMIC IMPACT/FUNDING SOURCE

The requested revisions will not create a new financial obligation for HABD.

ATTACHMENTS

1. Amended "Exhibit A" Local Waiting List Preferences
2. Birmingham Reentry Alliance One-Pager and MOU. HABD will not be a party to the MOU.

ALTERNATIVE


No alternatives are available.

RECOMMENDATION


The President/CEO recommends adoption of this Resolution.

CERTIFICATION

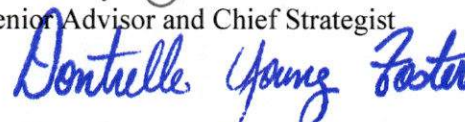
The requested action is in conformance with all legal, policy and regulatory requirements.



Larry Williams
Chief Housing/Programs Officer



Seth Embry
Senior Advisor and Chief Strategist



Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2024-12716

Resolution Authorizing the President/CEO to Revise the HABD Administrative Plan for the Housing Choice Voucher Program

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to revise the Administrative Plan for the Housing Choice Voucher Program including any additional necessary minor or grammatical revisions.

Adopted this 18th day of July 2024.

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)

Birmingham Re-entry Alliance

Launching in March 2024

The Need

The State of Alabama provides limited re-entry services for the thousands of individuals exiting state prisons annually, and spends no money on re-entry housing. Across Alabama, there were a total of 5,319 individuals released from Department of Corrections' custody in FY 2023, with hundreds returning to the Birmingham area. 100 percent of people who end their sentences and/or are not paroled receive absolutely no support or supervision, often after decades in prison.

People leaving prison who have paid their debt deserve an opportunity for stable, healthy lives and meaningful employment. But that's impossible if you cannot access government identification, health care, or even a place to shower.

The Network

The Birmingham Reentry Alliance is an innovative, collaborative reentry support and case management system for individuals returning to Birmingham following incarceration in state prison, many of whom return with nothing. Our network will combine the necessary services for some of Alabama's most marginalized people - indigent, formerly incarcerated people with felony records - to thrive following incarceration. The organizations involved have proven records of providing the necessary services, yet no organization currently does all that is needed for people returning from prison to escape poverty and homelessness, and avoid returning to prison. By combining strengths of existing social service agencies and adding case management, this project builds a scalable system of support and care to help fill a desperate need.

The Birmingham Reentry Alliance will comprise existing non-profit agencies, faith groups, and government entities that already provide assistance with identification, job training and placement, substance use treatment, peer support, life skills, housing, healthcare, and case management. The following organizations have committed to serve the Alliance:

Community on the Rise

Salvation Army, Birmingham Command

Jimmie Hale Mission

Aletheia House

Alabama Appleseed Center for Law & Justice

Hope Inspired Ministries (HIM)

Alabama Regional Medical Services (ARMS)

Offender Alumni Association (OAA)

City of Birmingham Mayor's Office, Office of Homelessness Prevention

Canterbury United Methodist Church

The Resources

Funding from the Community Foundation of Greater Birmingham has been secured to support a case manager for a pilot program. Launching in March, 2024, the pilot will serve 30-50 individuals. We will collaborate by signing MOUs, using a shared assessment tool, collecting outcomes, employing a shared case manager, and offering existing services of all providers in the pilot for returning citizens who participate in the program. **The network is currently seeking an additional \$200,000 to support this one-year pilot. Funding will be used to:**

- **Provide post-release necessities such as clothing, phones, and toiletries to participants;**
- **Support participants' housing needs;**
- **Provide funding for services to network partners;**
- **Facilitate transportation for participants.**

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

Approval for Revisions to the Administrative Plan for the Housing Choice Voucher Program –Project-Based Voucher Program July 18, 2024

INTRODUCTION

HABD administers a large Housing Choice Voucher (HCV) program (also known as Section 8) with participants residing primarily in Jefferson County, AL. The program is currently allocated over 6100 vouchers with a total budget that exceeds \$50 million. HCVs allow households to find housing in the private market with a landlord of their choosing. Alternatively, HABD can attach vouchers to units in specific projects through the project-based housing component of the HCV program. HABD intends to expand its project-based voucher program and seeks to amend its Administrative Plan accordingly.

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to authorize the President and CEO to revise the HCV Administrative Plan to update HABD's policy on project-based vouchers.

DESCRIPTION AND JUSTIFICATION

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

HABD's 2024-2029 Five Year Plan includes a goal of preserving or developing 1,000 units of housing subsidized by PBVs during the plan timeline. HABD intends to publish a solicitation for developers to request PBVs to support housing projects later this year, and seeks to amend its Administrative Plan to support the solicitation. Additionally, this update clarifies HABD policy and ensures compliance with HUD regulations, including the most recently adopted regulations.

Some of the updates include:

1. Inclusion of language from HABD's 5 Year and Annual Plans concerning the target areas and populations
2. Outline of how HABD may award PBVs, both competitively and non-competitively
3. Removal of selection criteria which will be defined in each solicitation, and may change with each solicitation
4. Policy on the nature and provision of supportive services in association with PBV projects

POLICY IMPACT

The requested revisions comply with HABD's strategic goals and HUD regulations.

ECONOMIC IMPACT/FUNDING SOURCE

The requested revisions will not create a new financial obligation for HABD.

ATTACHMENTS

1. Amended "Exhibit D" PBV Addendum to the Administrative Plan
2. HABD PBV Program Cap Worksheet

ALTERNATIVE

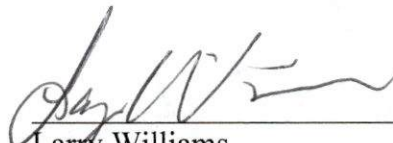
No alternatives are available.

RECOMMENDATION

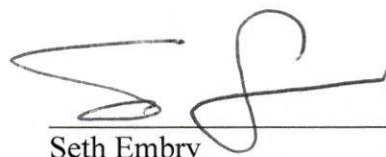
The President/CEO recommends adoption of this Resolution.

CERTIFICATION

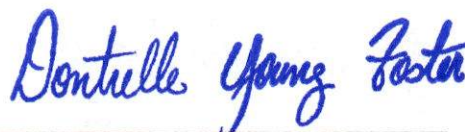
The requested action is in conformance with all legal, policy and regulatory requirements.



Larry Williams
Chief Housing/Programs Officer



Seth Embry
Senior Advisor and Chief Strategist



Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2024-12717

Resolution Authorizing the President/CEO to Amend the HABD Administrative Plan for the Housing Choice Voucher Program –Project-Based Voucher Program

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to revise the Administrative Plan for the Housing Choice Voucher Program, including any additional necessary minor or grammatical revisions.

Adopted this 18th day of July 2024.

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

Approval for Revisions to the Administrative Plan for the Housing Choice Voucher Program – Southtown Family and Southtown Senior Waiting Lists July 18, 2024

INTRODUCTION

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

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to authorize the President and CEO to revise the HCV Administrative Plan to create waiting lists for the Southtown Family and Southtown Senior housing developments. The waiting lists will allow individuals to apply to be selected for referral to Southtown Family and Southtown Senior, respectively.

DESCRIPTION AND JUSTIFICATION

All PBV residents must be selected from a waiting list maintained by HABD. HABD has chosen to maintain separate waiting lists for each PBV property. This revision to the Administrative Plan will allow HABD to create waiting lists for each property with preferences for returning Southtown families.

Additionally, HABD will create one project-specific preference for these waiting lists for Returning Southtown families. A returning Southtown family is defined as a household that chose to return to Southtown as their permanent relocation option. Returning Southtown residents are placed on the waiting list at the time of its creation, in the order required by the Southtown Court Relocation Plan.

POLICY IMPACT

Creation of the waiting lists is in compliance with HUD policies.

ECONOMIC IMPACT/FUNDING SOURCE

There is no economic impact.

ATTACHMENTS

Amended "Exhibit K" Project-Based Waiting List for Southtown Family and Southtown Senior

ALTERNATIVE

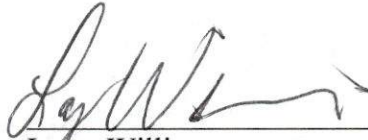
No alternatives are available.

RECOMMENDATION

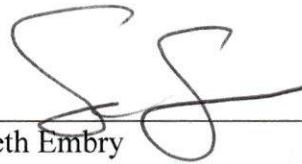
The President/CEO recommends adoption of this Resolution.

CERTIFICATION

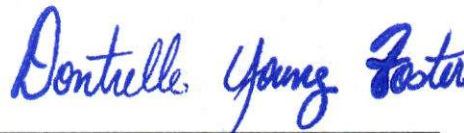
The requested action is in conformance with all legal, policy and regulatory requirements.



Larry Williams
Chief Housing/ Programs Officer



Seth Embry
Senior Advisor and Chief Strategist



Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2024 -12722

Resolution Authorizing the President/CEO to Amend the HABD Administrative Plan for the Housing Choice Voucher Program - Southtown Family and Southtown Senior Waiting Lists

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to revise the Administrative Plan for the Housing Choice Voucher Program to create waiting lists for Southtown Family and Southtown Senior, including any additional necessary minor or grammatical revisions.

Adopted this 18th day of July 2024.

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)

Exhibit K

Project-Based Waiting List: Southtown Family and Southtown Senior

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

Southtown Family and Southtown Senior will have the following preferences:

- Returning Southtown Resident 10 points

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

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

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

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

Opening and Closing of Applications

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

Selection Criteria

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

Informal Review or Hearing

The informal review process is consistent with Section X: Grounds for Denial or Termination

of Assistance, of the Administrative Plan, and with Federal Regulations: 24 CFR 982.554.

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

Approval for Revisions to the Admissions and Continued Occupancy Policy for the Public Housing Program – Preference for the Birmingham Re-Entry Alliance July 18, 2024

INTRODUCTION

HABD administers the public housing program through low-income housing provided in Birmingham, AL. In order to adequately serve the needs of the local population, HABD is permitted to enact local preferences for housing placement. This Request for Board Action is to institute a local limited preference. HABD is required to include any preferences for admission in its Admissions and Continued Occupancy Policy (ACOP).

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to authorize the President and CEO to revise the ACOP to create a limited preference for public housing for participants of the Birmingham Re-Entry Alliance.

DESCRIPTION AND JUSTIFICATION

Preference for Participants in the Birmingham Reentry Alliance

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

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

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

POLICY IMPACT

The requested actions allow HABD to meet its strategic goals while maintaining compliance with HUD regulations.

ECONOMIC IMPACT/FUNDING SOURCE

The requested revisions will not create a new financial obligation for HABD.

ATTACHMENTS

1. Birmingham Reentry Alliance One-Pager and MOU are provided for reference.
2. Section 11: Site-Based Resident Selection and Assignment Plan

ALTERNATIVE

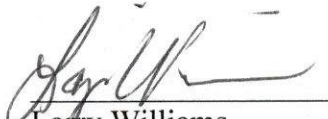
No alternatives are available.

RECOMMENDATION


The President/CEO recommends adoption of this Resolution.

CERTIFICATION

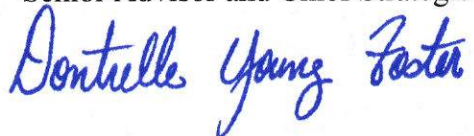
The requested action is in conformance with all legal, policy and regulatory requirements.



Larry Williams
Chief Housing/ Programs Officer



Seth Embry
Senior Advisor and Chief Strategist



Dontrelle Young Foster
President/CEO

Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2024- 12718

Resolution Authorizing the President/CEO to Amend the HABD Admissions and Continued
Occupancy Policy

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham
District that the President/CEO is hereby authorized to revise the Admissions and Continued
Occupancy Policy for Birmingham Re-Entry Alliance preference, including any additional
necessary minor or grammatical revisions.

Adopted this 18th day of July 2024.

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)

Birmingham Re-entry Alliance

Launching in March 2024

The Need

The State of Alabama provides limited re-entry services for the thousands of individuals exiting state prisons annually, and spends no money on re-entry housing. Across Alabama, there were a total of 5,319 individuals released from Department of Corrections' custody in FY 2023, with hundreds returning to the Birmingham area. 100 percent of people who end their sentences and/or are not paroled receive absolutely no support or supervision, often after decades in prison.

People leaving prison who have paid their debt deserve an opportunity for stable, healthy lives and meaningful employment. But that's impossible if you cannot access government identification, health care, or even a place to shower.

The Network

The Birmingham Reentry Alliance is an innovative, collaborative reentry support and case management system for individuals returning to Birmingham following incarceration in state prison, many of whom return with nothing. Our network will combine the necessary services for some of Alabama's most marginalized people - indigent, formerly incarcerated people with felony records - to thrive following incarceration. The organizations involved have proven records of providing the necessary services, yet no organization currently does all that is needed for people returning from prison to escape poverty and homelessness, and avoid returning to prison. By combining strengths of existing social service agencies and adding case management, this project builds a scalable system of support and care to help fill a desperate need.

The Birmingham Reentry Alliance will comprise existing non-profit agencies, faith groups, and government entities that already provide assistance with identification, job training and placement, substance use treatment, peer support, life skills, housing, healthcare, and case management. The following organizations have committed to serve the Alliance:

Community on the Rise

Salvation Army, Birmingham Command

Jimmie Hale Mission

Aletheia House

Alabama Appleseed Center for Law & Justice

Hope Inspired Ministries (HIM)

Alabama Regional Medical Services (ARMS)

Offender Alumni Association (OAA)

City of Birmingham Mayor's Office, Office of Homelessness Prevention

Canterbury United Methodist Church

The Resources

Funding from the Community Foundation of Greater Birmingham has been secured to support a case manager for a pilot program. Launching in March, 2024, the pilot will serve 30-50 individuals. We will collaborate by signing MOUs, using a shared assessment tool, collecting outcomes, employing a shared case manager, and offering existing services of all providers in the pilot for returning citizens who participate in the program. **The network is currently seeking an additional \$200,000 to support this one-year pilot. Funding will be used to:**

- **Provide post-release necessities such as clothing, phones, and toiletries to participants;**
- **Support participants' housing needs;**
- **Provide funding for services to network partners;**
- **Facilitate transportation for participants.**

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

HABD Staff Representative: James Hawkins, Project Manager

Date: July 2, 2024

Department: Real Estate Development

Board of Commissioners' Meeting Date: Thursday, July 18, 2024 at 1:30 p.m.

Board Agenda Item(s):

1. Approval of Land Acquisition for Harris Homes Tunnel Accessibility Modifications

Board of Commissioners' Committee Meeting Date/Time: Monday, July 8, 2024, at 10 a.m.

Approved by:

Dontrelle Young Foster
Dontrelle Young Foster
President/CEO/Contracting Officer

7/3/24
Date

Duration of Presentation: 15 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: Vice-Chair Thompson

Date: 7/8/2024

HABD Board Committee Member: Commissioner Barnes

Date: 7/8/2024

HABD Staff Member: James Hawkins

Date: 7/8/2024

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

APPROVAL OF LAND ACQUISITION FOR HARRIS HOMES TUNNEL ACCESSIBILITY MODIFICATIONS

July 18, 2024

INTRODUCTION

To facilitate pedestrian access between Harris Homes and the greater Oak Ridge Park neighborhood, the Housing Authority of the Birmingham District (HABD) constructed a tunnel beneath the Norfolk Southern railroad tracks bordering the southwest side of the property. The tunnel is utilized particularly by school-age children to walk to Oliver Elementary School, and other residents when seeking to access the community. The tunnel is a vital asset when Brussels Avenue is blocked either to the north and/or south by trains, which occurs from time to time.

Earlier this year, the Board of Commissioners authorized the President and CEO to enter into a contract with Monumental Contracting Services to reconstruct the entrances to the tunnel and build ADA-compliance ramps on each side of the tunnel. HABD does not have enough land on the tunnel's South end and seeks to purchase adjacent land through the Birmingham Land Bank's Quiet Title Program.

PURPOSE AND OBJECTIVE

This request seeks approval from the Board of Commissioners to acquire the property situated at 3840 6th Ave South, Birmingham, AL 35212. This acquisition is intended for the Harris Homes Tunnel reconstruction project, which aims to improve its safety and functionality. Upon acquiring the land, HABD will reconstruct the current ramps and stairs and install additional ramps per the ADA-required accessibility standards.

DESCRIPTION AND JUSTIFICATION

The property is located in the Oak Ridge Park community, next to the Harris Homes Tunnel. It covers 11,500 square feet and is surrounded by mature trees.

POLICY IMPACT

The project is included in HABD's Annual Plan and Capital Fund budget, which authorizes the use of funds. Additionally, HABD will execute a Declaration of Trust once the property is acquired to maintain compliance with HUD regulations.

ECONOMIC IMPACT/FUNDING SOURCE

The cost of acquiring the property is approximately \$5,000.00 plus title and fees. The funding source is the 2022 Capital Fund Budget.

ATTACHMENTS

GIS Map
Architectural Site Plan

ALTERNATIVE

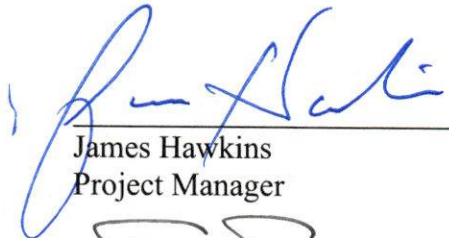
None

RECOMMENDATION

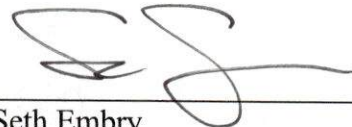
The President/CEO recommends the adoption of this Resolution.

CERTIFICATION

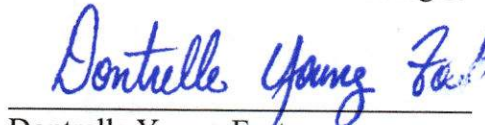
The requested action conforms with all legal, policy, and regulatory requirements.



James Hawkins
Project Manager



Seth Embry
Senior Advisor and Chief Strategist



Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2024-12707

Authorization to Approve Land Acquisition for Harris Homes Tunnel Accessibility
Modifications

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to execute any documents necessary to facilitate the closing of 3840 6th Avenue South, Birmingham, Alabama 35212, as approved by real estate counsel, including payment of title commitment policy fees, any acquisition fees as provided by contract and related closing costs.

Adopted this 18th day of July 2024.

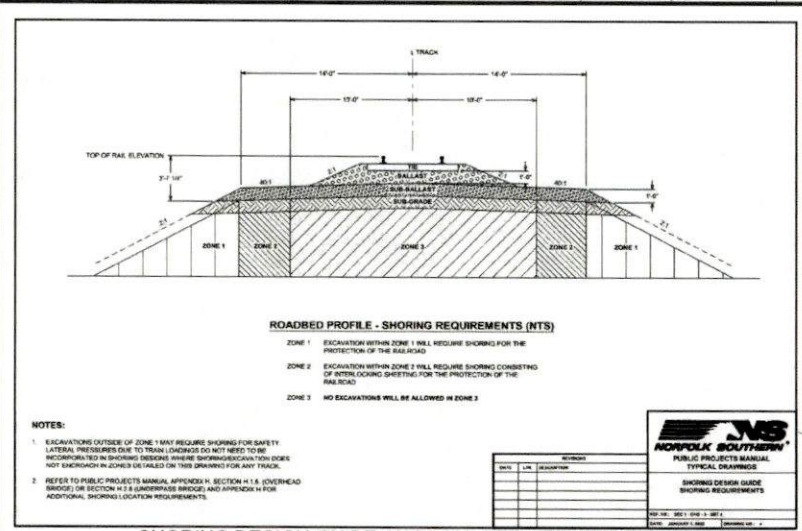
Attest:

Chairperson

Dontrelle Young Foster, Secretary

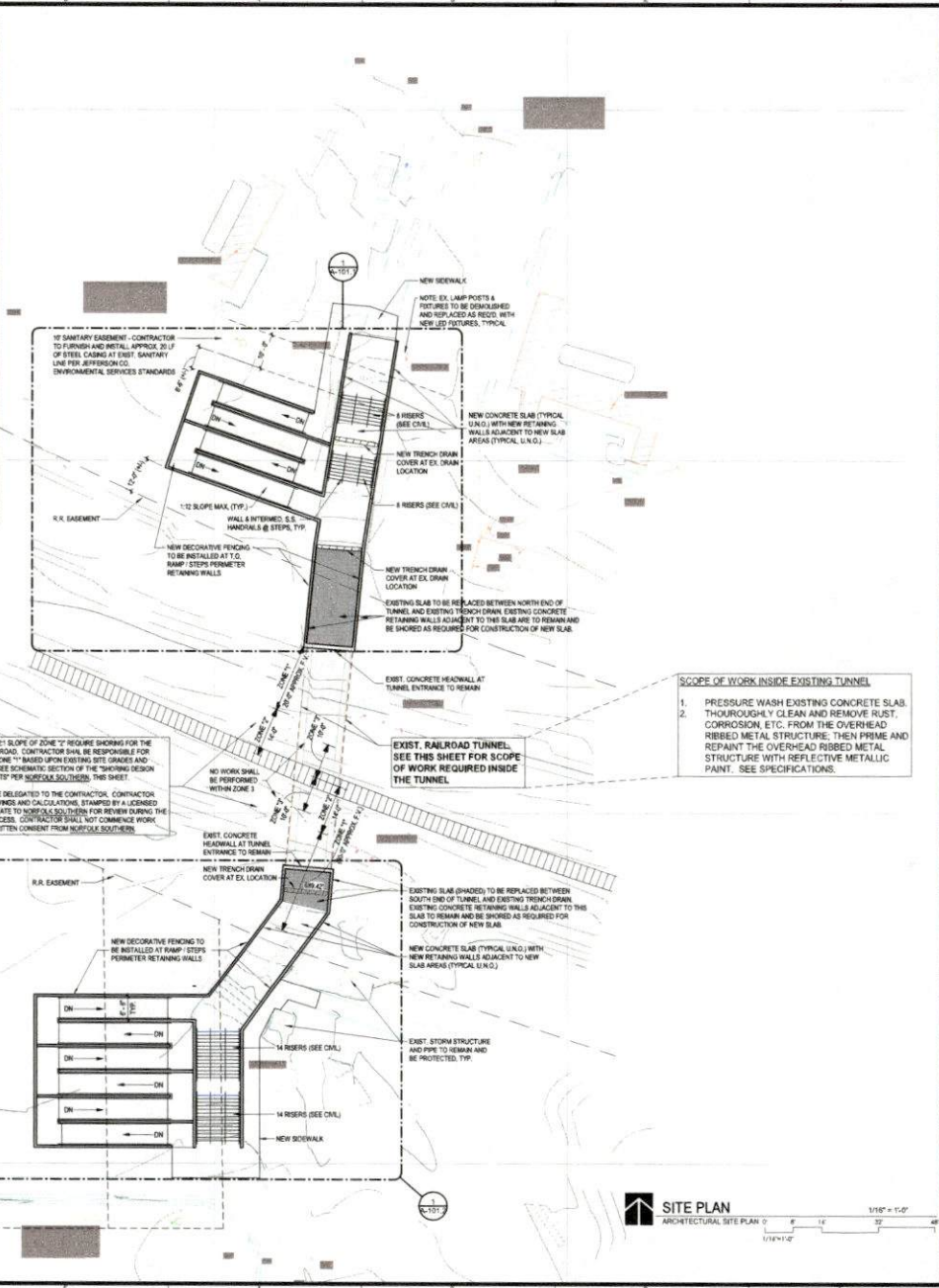
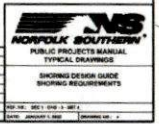
(Seal)

3/11/2024 4:58:13 PM C:\Users\bdh\OneDrive - Engineering Design Technologies, Inc\Documents\HABD - Harris Homes Tunnel_V23_OF_ARCH\both\homedrv.ctb



SHORING DESIGN GUIDE SHORING REQUIREMENTS

CONTRACTOR NOTE:
CONTRACTOR SHALL BE FAMILIARIZED WITH AND MEET ALL CONDITIONS NOTED IN THE NORFOLK SOUTHERN "SPECIAL PROVISION FOR PROTECTION OF RAILWAY INTERESTS", INCLUDING ALL REQUIREMENTS FOR NOTICE OF STARTING WORK, INTERFERENCE WITH RAILROAD OPERATIONS, CONSTRUCTION PROCEDURES, SUBMITTAL REQUIREMENTS, CONTRACTOR PROTECTIVE SERVICES, INSURANCE REQUIREMENTS, AND THE EXECUTION OF THE NORFOLK SOUTHERN CONTRACTOR RIGHT OF ENTRY AGREEMENT.



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Lat: 33.53839° N
Lon: 86.73463° W

Scale 1: 1,128

