



The Housing Authority
of the Birmingham District

PUBLIC HOUSING AGENCY

2026

Annual Plan Draft

The PHA Annual Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals submitted annually to the Department of Housing and Urban Development (HUD). Included in this packet is the Annual Plan Form to be submitted to HUD annually.

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Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																				
A.1	<p> PHA Name: <u>Housing Authority of the Birmingham District</u> PHA Code: <u>AL001</u> PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2024 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>3,801</u> Number of Housing Choice Vouchers (HCVs) <u>6,269</u> Total Combined Units/Vouchers <u>10,070</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1"> <thead> <tr> <th data-bbox="167 1470 441 1539">Participating PHAs</th> <th data-bbox="441 1470 573 1539">PHA Code</th> <th data-bbox="573 1470 872 1539">Program(s) in the Consortia</th> <th data-bbox="872 1470 1144 1539">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1144 1470 1453 1507">No. of Units in Each Program</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th data-bbox="1144 1507 1289 1539">PH</th> <th data-bbox="1289 1507 1453 1539">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="167 1539 441 1640">Lead PHA:</td> <td data-bbox="441 1539 573 1640"></td> <td data-bbox="573 1539 872 1640"></td> <td data-bbox="872 1539 1144 1640"></td> <td data-bbox="1144 1539 1289 1640"></td> <td data-bbox="1289 1539 1453 1640"></td> </tr> <tr> <td data-bbox="167 1640 441 1740"></td> <td data-bbox="441 1640 573 1740"></td> <td data-bbox="573 1640 872 1740"></td> <td data-bbox="872 1640 1144 1740"></td> <td data-bbox="1144 1640 1289 1740"></td> <td data-bbox="1289 1640 1453 1740"></td> </tr> <tr> <td data-bbox="167 1740 441 1841"></td> <td data-bbox="441 1740 573 1841"></td> <td data-bbox="573 1740 872 1841"></td> <td data-bbox="872 1740 1144 1841"></td> <td data-bbox="1144 1740 1289 1841"></td> <td data-bbox="1289 1740 1453 1841"></td> </tr> <tr> <td data-bbox="167 1841 441 1906"></td> <td data-bbox="441 1841 573 1906"></td> <td data-bbox="573 1841 872 1906"></td> <td data-bbox="872 1841 1144 1906"></td> <td data-bbox="1144 1841 1289 1906"></td> <td data-bbox="1289 1841 1453 1906"></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program						PH	HCV	Lead PHA:																							
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B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>See attached B-3 Progress Report</p>

B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Revised 5 Year Action Plan to be attached</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: NO CHANGES SINCE ANNUAL SUBMISSION 03/28/2024.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: The Recovery Plan includes management improvements related to tenant accounts receivables at six AMPs and on time submission and timely responses to any REAC rejections for the financial submissions.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="181 485 1455 934"> <tr> <td data-bbox="181 485 1455 527">Fair Housing Goal:</td></tr> <tr> <td data-bbox="181 527 1455 934"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>No Changes</p> </td></tr> </table> <table border="1" data-bbox="181 959 1455 1373"> <tr> <td data-bbox="181 959 1455 1001">Fair Housing Goal:</td></tr> <tr> <td data-bbox="181 1001 1455 1373"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>No Changes</p> </td></tr> </table> <table border="1" data-bbox="181 1398 1455 1852"> <tr> <td data-bbox="181 1398 1455 1440">Fair Housing Goal:</td></tr> <tr> <td data-bbox="181 1440 1455 1852"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>No Changes</p> </td></tr> </table>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>No Changes</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>No Changes</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>No Changes</p>
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Instructions for Preparation of Form HUD-50075-ST

Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☒ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☒ **HOPE VI or Choice Neighborhoods.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission; **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: **(1)** There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; **(2)** The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; **(3)** The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; **(4)** The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and **(5)** The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may

incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03. \(24 CFR §903.7\(e\)\)](#)

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan [\(24 CFR §903.7\(b\)\)](#).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. [\(24 CFR §903.7\(r\)\(1\)\)](#)

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section [\(24 CFR §903.7 \(g\)\)](#). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. [\(24 CFR §903.7\(p\)\)](#)

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. [\(24 CFR §903.13\(c\), 24 CFR §903.19\)](#)

C.2 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. [\(24 CFR §903.15\)](#). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. [\(24 CFR §903.7\(o\)\)](#).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." [\(24 CFR §903.9\)](#)

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Attachment A
Pending Revision Statement of Housing
Needs and Strategy for Addressing
Housing Needs



B.1. Revision of PHA Plan Elements**ATTACHMENT A: STATEMENT OF HOUSING NEEDS AND STRATEGY FOR ADDRESSING HOUSING NEEDS**

In July 1, 2023, Birmingham, AL had a population of 196,644 people with a median age of 35.9 and a median household income of \$42,464. Between 2021 and 2022 the population of Birmingham, AL declined from 202,234 to 200,431, a -0.892% decrease and its median household income grew from \$39,403 to \$42,464, a 7.77% increase.

Attachment B

Pending Revision Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions



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

Deconcentration Rule (Housing Operations)

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

The average annual income of HABD Public Housing Communities is as follows:

Elyton Village: \$13,216.10 (AL001000001)	Rev. Dr. Morell Todd Homes: (AL001000011) \$10,259.69	Ralph Kimbrough Homes: (AL001000018) \$11,857.07
Southtown Court: \$16,338.52 (AL001000004)	Collegeville Center: (AL001000013) \$13,595.50	Benjamin Greene Village: (AL001000023) \$29,862.20
Charles P. Marks Village: (AL001000006) \$10,471.37	Russell B. Harris Homes: (AL001000014) \$16,991.96	
Smithfield Court: \$12,464.51 (AL001000009)	North Birmingham Homes: (AL001000016) \$12,326.78	
Tom Brown Village: (AL001000010) \$14,421.10	Cooper Green Homes: (AL001000017) \$16,044.83	

The current (2024) HUD published Median Income for the Birmingham-Hoover metropolitan area is \$94,400.00.00. Based on this amount, 30% of the area Median Income is \$28,320.00. HABD currently has only 1 site with average income at or above 30% of the median income.

Economic and Social Deconcentration: No revision for the plan year.

Deconcentration and Income Mixing: No revision for the plan year.

Other Policies That Govern Eligibility, Selection, And Admissions (Housing Operations)

HABD is permitted to enact local preferences for housing placement. During the plan year its Board of Commissioners approved to institute a local limited preference for the Birmingham Reentry Alliance (BRA) in the Admissions and Continued Occupancy Policy (ACOP).

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.

Housing Choice Voucher Program

HABD proposed to add an additional "limited" preference for participants of the Birmingham Re-Entry Alliance program. 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.

Additionally, 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.

Consistent with this Plan and the Agency's Five Year Plan, HABD will endeavor to expand the affordable housing options available to its participants and the larger community by establishing 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:

- HABD may award PBVs, both competitively and non-competitively
- Removal of selection criteria which will be defined in each solicitation, and may change with each solicitation
- Policy on the nature and provision of supportive services in association with PBV projects

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.

All PBV residents must be selected from a waiting list maintained by HABD which 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. The project-specific preference is described in the attached addendum.

Attachment B - Addendum Project Specific Preference



Addendum to Attachment B

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 on 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.

Attachment C

Pending Revision Financial Resources



Attachment C - Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2025 grants)		
a) Public Housing Operating Fund	32,105,100	
b) Public Housing Capital Fund	3,362,934	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	47,242,780	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants - ROSS	229,250	
h) Youth Build Grant (See below)	750,000	
i) HOME		
Other Federal Grants (list below) FSS	244,521	
2. Prior Year Federal Grants (unobligated funds only) (list below) Youth Build Grant, reported total award in prior year		
3. Public Housing Dwelling Rental Income	7,148,277	Operations
4. Other income (list below)		
Income on Investments	200,000	Operations
Sales and Services	201,778	Operations
Other Income		
Section 8 Administrative Fees	4,140,360	
Total resources	95,625,000	

Attachment D

Pending Revision Rent Determination



ATTACHMENT D: RENT DETERMINATION

Statement on Flat Rents (Housing Operations)

The flat rent were not revised during the plan year.

NOTE: Federal Mandated Changes to Flat Rent.

On January 17, 2014, the President signed the Department of Housing and Urban Development (HUD) Appropriations Act of 2014. Section 210 of that act amended the United States Housing Act of 1937 to create a new rule for flat rents for all Public Housing Agencies (PHAs). On March 20, 2014, HUD issued instructions to all PHAs informing them that they must implement the new rules for flat rents effective June 1, 2014. All PHAs must revise the flat rent schedule to be at least 80% of the Fair Market Rent for their area. HUD gave PHAs the discretion to apply the new flat rent schedule to a family's next annual rent option or annual reexamination. Also, the statute limits annual flat rent increases to 35% of the existing flat rent amount. Therefore, these mandated increases will not go into effect until the next annual rent option or annual re- certification.

Rent Determination: (Section 8)

Pending revision to confirm changes to rent determination policies made in the plan year. However, this plan year, HABD will update rent determination policies and implement them according to HUD's guidelines regarding HOTMA. Implementation will be no later than **July 1, 2025. Per PIH Notice 2024-38**, HABD must comply with Section 102 and 104 of HOTMA once its software (Yardi) is fully converted to submit transactions to the Housing Information Portal. A timeline for conversion has not yet been provided by Yardi.

Attachment E

Pending Revision Operation and Management



ATTACHMENT E: OPERATION and MANAGEMENT

Statement of Rules, Standards and Policies of the PHA Governing Maintenance and Management of Housing Owned, Assisted or Operated by the PHA which includes the Prevention and Eradication of Pests

Pending Current Plan Revision, or confirm N/A for the plan year.

Information Technology (IT)

IT plans to start upgrading all agency computers, phones, printers, and web cameras in 2025 to support future data processing growth needs. Collaborating with finance, IT will determine the funds available to support this initiative, and will facilitate new mobile data processing strategies that support client cloud resource use. In 2024, improvements were also made to the agency's primary data processing system, Yardi (Voyager), by implementing VendorCafe. This module enables vendors to create profiles on an online portal where they can submit purchase orders (PO) and contract invoices for payment, track their payment status, and submit required compliance documentation. Vendors can also view their historical payment data. To ensure vendors understand how to use this platform, IT and Procurement hosted several virtual and in-person training sessions throughout the year.

IT plan to leverage new technology, resources, and training opportunities to ensure improved services and support. In 2024, the IT department implemented several new solutions for the agency, as outlined in the updates. For the first quarter of 2025, IT plans to assist real estate development with job cost/construction solutions, enhance public safety with security updates, and support HR and Finance with the implementation of Paylocity, among other initiatives.

IT is also working with Yardi to improve RentCafe, the online portal for residents. Currently, residents can pay their rent, apply for open waiting lists, and submit work order requests. IT is developing features to enable Annual and Interim Recertification within RentCafe, allowing residents to submit documentation online for the Housing Choice Voucher and Public Housing programs from any device. This enhancement will reduce the time and effort required for staff to schedule office visits for data collection and entry. In April 2024, IT established an online technical knowledge base that contains basic system instructions and videos to aid agency staff in utilizing each system effectively.

Human Resources (HR)

Human Resources (HR) has diligently worked to develop a Phase I training program for management with a Training and Development plan for managers and staff. Planning will further include the development of a Phase I shadowing program for staff by Dec 2025. Job shadowing/cross training is part of the Training and Development plan.

HR is looking to enhance leadership development opportunities for leaders and staff through June 2028. This task has been assigned to ensure follow through. HR will assess departments to identify staffing needs and areas for opportunities, promote a positive and thriving work environment and

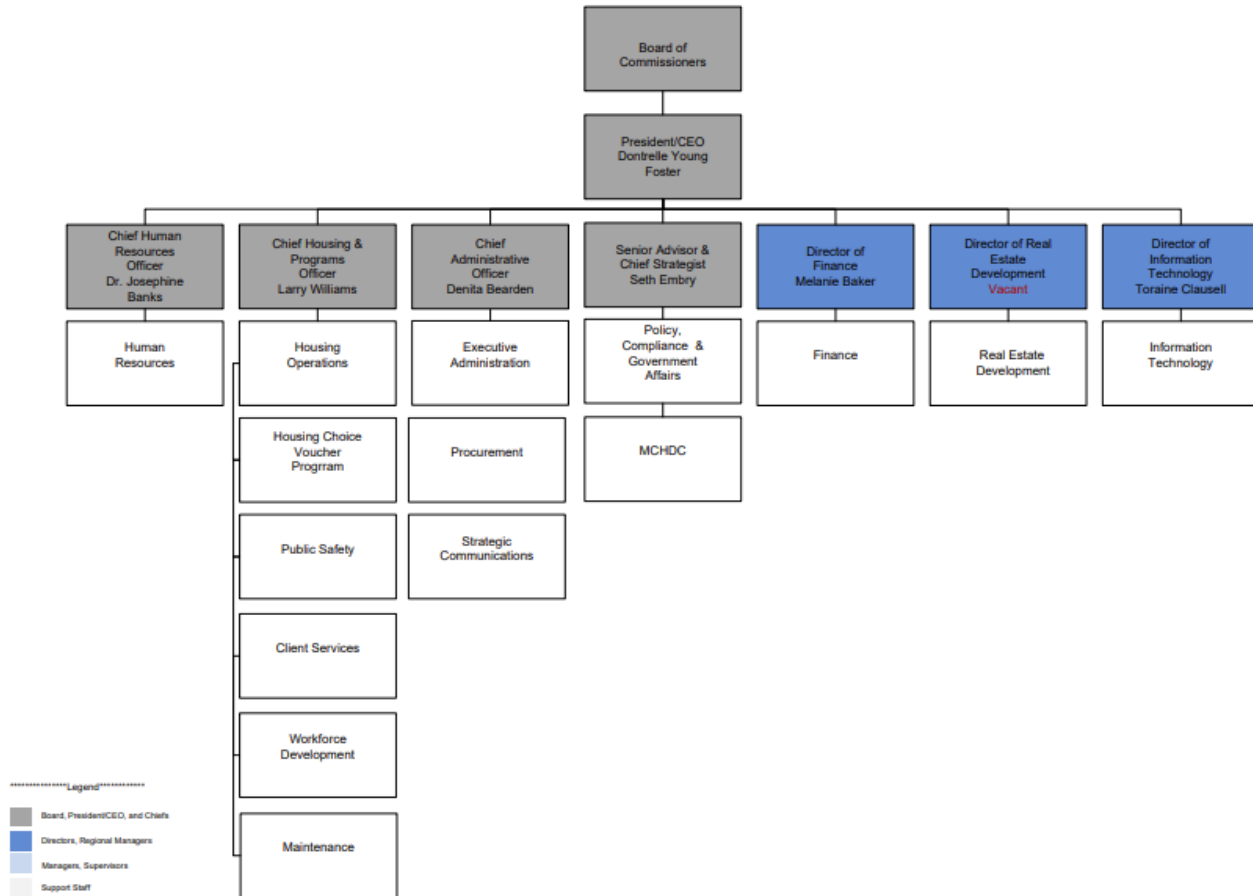
increased productivity. One assessment strategy was conducting listening sessions in 2024.

HR administered an engagement survey which was distributed to all employees in December 2024. Also, an Alternate Work Options Program is currently in the implementation stages. HABD believes that it is vitally important to review its employee benefits program to identify trends, reengage employees and remain competitive in industry, and has a goal to implement identified changes by Jan 2028. Finally, in 2024 HR enhanced the On-Call Policy; filled 51 vacant positions with new/re-hires (65% increased hires over last year); promoted 17 employees.

Attachment E: Operations and Management (Human Resources) Pending Revision Organizational Chart



Agency Organizational Chart



Attachment F Grievance Procedures



ATTACHMENT F: GRIEVANCE PROCEDURES AND PET POLICY

HABD's Grievance Procedures and Pet Policy are contained in the ACOP and Administrative Plan and have not been revised.

Attachment G

Homeownership Program



ATTACHMENT G: HOMEOWNERSHIP

Public Housing Homeownership Program

Currently, HABD's Homeownership program is based on a 5(h) Lease Homeownership Program with the purpose of providing affordable home ownership opportunities for working class families. The program currently has an inventory of thirty-five (35) units which are being rehabilitated and sold in compliance with the 5(h) plan.

Over the plan year, HABD will undertake the following activities:

- Continue the rehabilitation and sale of single family homes to income-eligible families according to the requirements of the 5(h) plan
- Engage real estate professionals to facilitate the effective sale of homes
- Use a variety of federal and non-federal funding sources to acquire land and homes for the development of affordable and mixed-income single family housing
- Seek effective partnerships with organizations to provide support, funding, and other resources for an effective homeownership program
- Develop and implement a Section 32 Plan to allow for the future sale of existing or newly acquired public housing units to eligible purchasers, provide capital funds to assist public housing families in purchasing a home, and use capital funds to acquire homes to be sold to eligible low-income families.

Additionally, HABD will seek to include single family development in its mixed-finance, RAD, and Choice Neighborhood programs.

HCV Homeownership Program

HABD has a strategic plan to implement and expand its HCV Homeownership program in the 5 Year Plan. During this plan year, HABD will increase internal capacity to manage the program and effectively increase the number of HCV participants use their voucher to subsidize the purchase of homes.

Attachment H

Pending Revision Community Service and Self Sufficiency Programs



ATTACHMENT H: COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAMS

Client Services

Triage Initiative

The Client Services Division at Housing Authority of the Birmingham District (HABD) continues to maximize the success of the triage initiative for the agency. The triage initiative ensures centralized efforts benefitting each of HABD's communities. This initiative is designed to support our residents in four key areas: Economic Empowerment, Educational Advancement, Health and Wellness, and Character Development.

The Triage Initiative process consists of an initial assessment for new residents, development of action plans which results in connecting residents with suitable partner services, progress monitoring, and culminating with an annual review.

Empowerment Centers

To address the critical need for comprehensive on-site support services in each public housing development, the HABD has launched the Empowerment Center program. This initiative will transform each community center into a centralized resource hub, providing residents access to educational, financial, and mental health programs designed to foster self-sufficiency.

Every Day Counts

The HABD, in collaboration with the Birmingham City School system, holds a monthly lottery for families in HABD housing. To participate, a family must have a child with perfect attendance that month; the winning family will receive a subsidy for utilities, rent, or other household expenses. Donations from HABD partners fund this subsidy, and each site has a drawing for its residents.

Section 3 Program

HABD set a goal to increase Section 3 participation in all covered projects by 2%. To achieve our goal, we successfully expanded engagement efforts in 2024. Compared to the previous year, participation in Section 3 projects rose by over 2%. We organized several job fairs purposed specifically at informing residents of HABD public housing and the Housing Choice Voucher programs about available Section 3 job opportunities. The Director of Workforce Development/Section 3 proactively participated in pre-bid and project progress meetings throughout the year to enhance vendor awareness of Section 3 compliance obligation, and to consistently monitor and evaluate participation and activity levels. Additionally, we held individualized meetings to reinforce the importance of Section 3 compliance, ensuring that all stakeholders understood their roles and responsibilities.

The Section 3 program is dedicated to promoting long-term employment for residents of the Housing Authority by connecting them with job training, apprenticeship opportunities, and direct employment pathways within local businesses. By prioritizing the hiring of residents and fostering

partnerships with employers, the program aims to equip individuals with the skills and resources necessary for sustainable employment, ultimately leading to economic stability and improved quality of life in the community. Consequently, we support Resident Owned Businesses (ROBs) and assisted in the development of two ROBs which positioned them to awarded contracts for upcoming projects.

HABD hosted an entrepreneurship workshop for HABD's residents. Eight residents participated, and as a result, two businesses were formed and are now actively operating. The Section 3 program provided support by covering the cost of their LLC licenses, helping to ensure a solid foundation for these new ventures. This initiative reflects our commitment to fostering economic growth and job creation within the community.

HABD strives to achieve documented compliance on all Section 3 covered projects and activities. The agency recently purchased the LCP Tracker software to accurately track Section 3 compliance. This investment is targeted to enhance our ability to monitor and report on compliance requirements, ensuring that we effectively support economic opportunities for low-income residents. By utilizing this software, we will streamline our processes and further our commitment to transparency and accountability in our initiatives. These goals are in line with the agency's strategic direction emphasizing the need for continuous updates to staff and commissioners, engagement with residents through informational sessions, and leveraging media and digital platforms to highlight our initiatives.

Workforce Development

HABD's Workforce Development Division will pursue the following objectives to foster economic opportunities for our residents:

- A workforce development plan has been implemented to assess the residents' skills through our software, TAAG, in collaboration with community partners who have access to resources for enhancing job development. This approach allows us to gain a clear understanding of the skill sets within the community and to identify tailored training opportunities. By leveraging local resources and partnerships, we intend to support residents in developing their careers and improving their employability, ultimately contributing to economic growth in the area.
- Develop training programs that equip workers with skills required by employers in collaboration with various partners. In 2024, through our partnership with Onin Staffing, we successfully offered certified soft skills training to over 60 HABD residents. The five-week program not only provided essential skills training, but also included paid training opportunities, leading to employment offers at the conclusion of the course. Additionally, we expanded job and training opportunities through collaborations with Birmingham Waterworks, temporary staffing agencies, and the Birmingham Career Center. These initiatives contribute significantly to enhancing the job prospects for our community members and support their career development.

- YouthBuild Partnership: Partner with the YouthBuild program for educational, workforce, and life skills development. Job training opportunities were also extended to the participants of the YouthBuild program, providing them with valuable skills and resources. In addition to this, we offered education scholarships to help support their academic pursuits and further enhance their career prospects. By investing in both training and education, we are committed to empowering the youth in our community and fostering their growth and success.
- Launch Institute: Initiate a Workforce Development Institute. This initiative is currently in the planning stages. We are actively seeking to expand our search for partners who can enhance the program and provide additional resources. By collaborating with more organizations, we aspire to strengthen our offerings and better support the participants in their career development and educational pursuits.
- Electronic Communication: Implement electronic communication to inform residents of employment and training opportunities. We are still actively looking for programs that align with our initiatives to fully address the needs of the residents we serve. Our goal is to find partnerships and resources that effectively address the specific challenges and aspirations of our community members. By identifying the right programs, we can ensure that we provide the most relevant support and opportunities for their growth and development.
- Vetted List of Residents: Establish a vetted list of over 500 residents interested in employment and/or training opportunities. The vetted list of residents currently stands at 252, and we plan to continue growing this list of individuals who are interested in employment and training opportunities. By expanding our outreach and engagement efforts, we can connect with more residents and provide them with the resources and support they need to enhance their job prospects and skill development.
- To launch a Workforce Essentials Closet (a boutique shopping experience) for HABD Public Housing Residents who are actively seeking employment and/or training opportunities. The closet also would be available to those individuals needing essential work attire throughout their employment.

Attachment I

Safety and Crime Prevention



ATTACHMENT I: HABD does not have a revision for crime and safety provisions for the plan year.

Attachment J

Pending Revision Asset Management



ATTACHMENT J: ASSET MANAGEMENT – No Revision for the plan year.

FY 2025 plan data available at <https://habd.org/our-organization>

Attachment K

Pending Revision Substantial Deviation



ATTACHMENT K: SUBSTANTIAL DEVIATION - Revision Pending

As part of the Rental Assistance Demonstration (RAD) Program, the Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. Changes to the Capital Fund Budgets produced as a result of each approved RAD conversion, Section 18/RAD Blend regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the construction and/or rehabilitation plan for each approved RAD conversion; and
- c. Changes to the financing structure for each approved RAD/Section 18 Blend conversion.

Revision Pending Attachment L Significant Amendment/ Modification



ATTACHMENT L: SIGNIFICANT AMENDMENT/MODIFICATION - Revision Pending

As mandated by the HUD, a public housing authority must define a substantial change to the Agency Plan. If a proposed change to the Agency Plan is considered a “substantial change,” it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, HABD defines significant changes to the Agency Plan as follows:

- a. Significant changes to tenant/resident admissions policies;
- b. Significant changes to the tenant/resident screening policy;
- c. Significant changes to public housing rent policies;
- d. Significant changes to the organization of the public housing or HCV waiting lists;
- e. Significant Changes in the use of replacement reserve funds under the Capital Fund Grant;
- f. Non-de-minimis changes to the identification of public housing units and/or property that will be subject to demolition, disposition, designation, or conversion activities; to exclude casualty or otherwise uninhabitable units.

Excluded from the definition of significant amendment/modification is the implementation or refinement of policies and programs contained in the 5-Year Plan or Annual Plan, or those implemented to comply with changes in regulations or law.



Section B.2 contains new activities relating to the elements of the PHA Plan which are planned for Fiscal Year 2025. A summary of each revision is attached to this section.

Hope VI or Choice Neighborhoods. ✓

Mixed Finance Modernization or Development.

Demolition and/or Disposition. ✓

Designated Housing for Elderly and/or Disabled Families. Conversion of Public Housing to Tenant Based Assistance

Conversion of Public Housing to Project-Based Assistance under RAD. ✓

Occupancy by Over-Income Families.

Occupancy by Police Officers. ✓

Project-Based Vouchers. ✓

Units with Approved Vacancies for Modernization. ✓

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

Pending Update Attachment M

New Activities: HOPE VI and Choice Neighborhoods



B.2 NEW ACTIVITIES

ATTACHMENT M: HOPE VI and CHOICE NEIGHBORHOODS

The Housing Authority of the Birmingham District (HABD) received a Choice Neighborhood Implementation Grant in 2023 for \$50 million dollars for the Smithfield Court (AL001000009) community. HABD will commence development of the housing phases set forth in the CNI as noted below.

PHASE	NAME	ESTIMATED YEAR	TOTAL UNITS	REPLACEMENT UNITS
1	JCCEO HQ	2024	101	50
2	Parker High School Surplus A	2025	151	75
3	On-Site West (New Library)	2026	127	63
4	On-Site Center	2027	153	76
5	Library Site	2028	99	49
6	On-Site East	2029	149	74
7	Parker High School Surplus B	2030	140	69
	TOTAL		920	456

The Housing Authority of the Birmingham District (HABD) was awarded a \$500,000.00 Choice Neighborhood Planning Grant September 16, 2024 for the Rev. Dr. Morrell Todd Homes (AL001000011) community. HABD submitted an Amendment to its 2025 Annual Plan to ensure that this new activity was a part of its 2025 PHA Plan. The amendment included information to describe the neighborhood plan contained in the grant application submitted June 7, 2024.

HABD reserves the right to apply for other Choice Neighborhood Implementation and Planning Grants for a public housing site to be identified as we assess the repositioning plan for its portfolio.

Pending Updates Attachment N

New Activities: Demolition and Disposition

Charts Showing Public Housing Units Proposed for Demolition and Disposition to be updated reflecting new activity occurring in 2024 and expected in 2025



The Housing Authority of the Birmingham District (HABD) intends to commence and/or complete the following demolition and disposition activities during the plan year.

Pending Updates

Pending Updates Attachment O
New Activities: Conversion of Public
Housing to Project Based Assistance under
RAD – “Thrive 2035”



ATTACHMENT O: CONVERSION OF PUBLIC HOUSING to PROJECT-BASED ASSISTANCE under RAD



Thrive 2035 is the strategic framework through which the Housing Authority of Birmingham District will reposition our Public Housing portfolio and create new affordable housing in the City of Birmingham through the creation of **public/private partnerships** utilizing **private capital**. Conversion tools provided by HUD will result in the **elimination of all Public Housing** through the transition to other affordable housing platforms.

Repositioning is a mechanism through which properties are removed from the federal public housing restrictions and converted to project based rental assistance allowing access to private capital for renovation and redevelopment.

Decreased federal funding has resulted in a backlog of capital needs for public housing across the country of over \$60 Billion dollars. HABD estimates our capital needs at over \$500,000 million. HUD has provided PHA's with a variety of tools to reposition the Public Housing portfolio and HABD anticipates use of most tools available as described further below.

Thrive 2035 is the culmination of months of planning in which Public Housing properties have been assessed to determine continued viability. Based on physical and financial assessments, properties will be repositioned utilizing various redevelopment methods including moderate and substantial rehabilitation; disposition and demolition; and new construction of replacement units.

Our real estate repositioning strategy will improve the quality of affordable housing and assure that there is no loss of any affordable housing units in our community. HABD has partnered with experienced Development Teams to assist us in expediting our repositioning strategy.

RAD AND SECTION 18 BLEND WITH TRANSFER OF ASSISTANCE

The Housing Authority of Birmingham District (HABD) intends to submit RAD applications to convert the majority of the Public Housing communities to Project Based Vouchers (PBV) under the guidelines of PIH Notice 2019-23, REV 4 and any successor Notices. Upon conversion to PBVs, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2019-23, REV 4 and PIH 2016-17. These residents' rights, participation, waiting list and grievance procedures are described below. Additionally, the Housing Authority of Birmingham District certifies that it is currently compliant with all Fair Housing and Civil Rights requirements and is not under a Voluntary Compliance Agreement.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HABD with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund budget will be reduced by the pro-rata share of Public Housing Developments converted as part of the demonstration and that HABD may also borrow fund to address their capital needs. HABD will also contribute Capital Funds, Public Housing Reserve Funds and non-federal funds to support the repositioning of the properties, as applicable.

Update Pending Attachment P New Activities: Occupancy by Police Officers



ATTACHMENT P: OCCUPANCY BY POLICE OFFICERS -Update Pending

Statement on Police Units

Pending Update

Update Pending Attachment Q

New Activities: Project Based Voucher Program



**ATTACHMENT Q: REVISED PROJECT BASED VOUCHERS OTHER PROJECT
BASED VOUCHERS - pending update**

Pending Updates Attachment R
New Activities: Units Proposed for HUD
Approved Vacancies – Undergoing
Modernization



**ATTACHMENT R: UNITS PROPOSED FOR HUD APPROVED VACANCIES –
UNDERGOING MODERNIZATION**

The Housing Authority of the Birmingham District has an active vacancy reduction plan to reduce the number of vacancies in the public housing inventory. Several public housing communities have units that are included in this plan, and those are identified on the following charts. Pending Updates to Identify Units for the Plan Year

Elyton Village Modernization Units					
AMP Number	Building Number	Unit	Address	Effective Date	Expiration Date
AL001000001	000010	61	339 3rd Street West	5/14/2024	5/14/2025
AL001000001	000010	62	337 3rd Street West	5/14/2024	5/14/2025
AL001000001	000010	63	335 3rd Street West	5/14/2024	5/14/2025
AL001000001	000010	64	333 3rd Street West	5/14/2024	5/14/2025
AL001000001	000010	65	331 3rd Street West	5/14/2024	5/14/2025
AL001000001	000010	66	329 3rd Street West	5/14/2024	5/14/2025
AL001000001	000012	75	311 3rd Street West	5/14/2024	5/14/2025
AL001000001	000012	76	309 3rd Street West	5/14/2024	5/14/2025
AL001000001	000012	77	307 3rd Street West	5/14/2024	5/14/2025
AL001000001	000012	78	305 3rd Street West	5/14/2024	5/14/2025
AL001000001	000012	79	303 3rd Street West	5/14/2024	5/14/2025
AL001000001	000012	80	301 3rd Street West	5/14/2024	5/14/2025
AL001000001	000027	181	222 4th Court West	9/25/2024	9/25/2025
AL001000001	000034	231	307 2nd Street West	9/25/2024	9/25/2025
AL001000001	000107	669	45 Graymont Ave West	10/31/2024	10/31/2025
AL001000001	000019	128	418 2nd Street West	11/25/2024	11/25/2025

Charles P. Marks Village Modernization Units					
AMP Number	Building Number	Unit	Address	Effective Date	Expiration Date
AL001000006	000006	205	7587 66th Street South	8/1/2024	08/01/2025
AL001000006	000053	236	7518 66th Street South	8/1/2024	8/1/2025
AL001000006	000051	226	6531 Interlaken Ave South	5/14/2024	5/14/2025
AL001000006	000066	298	7529 66th Courtway South	5/14/2024	5/14/2025
AL001000006	000073	332	7538-66th Ctwy South	2/29/2024	2/28/2025
AL001000006	000085	375	6711-Interlaken Ave South	2/29/2024	2/28/2025
AL001000006	000114	500	6823 Interlaken Way South	2/29/2024	2/28/2025
AL001000006	000066	295	7535 66th Courtway South	9/3/2024	9/3/2025
AL001000006	000073	328	7530 66th Courtway South	9/3/2024	9/3/2025
AL001000006	000086	377	6708 Joppa Avenue South	9/3/2024	9/3/2025
AL001000006	000100	463	6812 Joppa Avenue South	9/3/2024	9/3/2025
AL001000006	000109	474	6834 Joppa Avenue South	9/3/2024	9/3/2025
AL001000006	000069	314	6619 Interlaken Ave South	9/25/2024	9/25/2025
AL001000006	000069	313	6617 Interlaken Ave South	9/25/2024	9/25/2025
AL001000006	000047	208	7577 66th Street South	6/5/2024	6/4/2025
AL001000006	000053	232	7510 66th Street South	7/18/2024	7/17/2025
AL001000006	000056	248	7542 66th Street South	7/18/2024	7/17/2025
AL001000006	000057	255	7556 66th Street South	7/18/2024	7/17/2025
AL001000006	000066	296	7533 66th Courtway South	7/18/2024	7/17/2025
AL001000006	000066	297	7531 66th Courtway South	7/18/2024	7/17/2025
AL001000006	000097	445	6823 Joppa Avenue South	7/18/2024	7/17/2025
AL001000006	000066	293	7539 66th Courtway South	10/31/2024	10/31/2025
AL001000006	000067	302	6626 Joppa Avenue South	10/31/2024	10/31/2025
AL001000006	000072	326	6646 Joppa Avenue South	10/31/2024	10/31/2025
AL001000006	000073	332	7538 66th Courtway South	10/31/2024	10/31/2025
AL001000006	000074	337	7548 66th Courtway South	10/31/2024	10/31/2025
AL001000006	000077	410	6706 Kimberly Avenue South	10/31/2024	10/31/2025
AL001000006	000078	404	7561 67th Courtway South	10/31/2024	10/31/2025
AL001000006	000092	422	6830 Kimberly Ave So	10/31/2024	10/31/2025
AL001000006	000100	461	6808 Joppa Avenue So	10/31/2024	10/31/2025
AL001000006	000107	458	6802 Joppa Avenue So	10/31/2024	10/31/2025
AL001000006	000114	497	6829 Interlaken Ave So	10/31/2024	10/31/2025
AL001000006	000061	272	6612 Kimberly Ave S	11/25/2024	11/25/2025
AL001000006	000092	420	6826 Kimberly Ave S	11/25/2024	11/25/2025
AL001000006	000093	426	6838 Kimberly Ave S	11/25/2024	11/25/2025

Smithfield Court Modernization Units					
AMP Number	Building Number	Unit	Address	Effective Date	Expiration Date
AL001000009	000006	40	836-1st Street North	8/1/2024	8/1/2025
AL001000009	000023	159	918-1st Street North	8/1/2024	8/1/2025
AL001000009	000023	160	920-1st Street North	8/1/2024	8/1/2025
AL001000009	000065	461	270-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	470	288-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	462	272-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	463	274-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	464	276-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	465	278-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	466	280-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	467	282-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	468	284-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000065	469	286-8th Avenue North	5/14/2024	5/14/2025
AL001000009	000067	475	842-3rd Street North	5/14/2024	5/14/2025
AL001000009	000067	476	844-3rd Street North	5/14/2024	5/14/2025
AL001000009	000067	478	848-3rd Street North	5/14/2024	5/14/2025
AL001000009	000026	183	59-9th Court North	2/29/2024	2/28/2025
AL001000009	000003	018	48-8th Avenue North	9/3/2024	9/3/2025
AL001000009	000023	161	922-1st Street North	9/3/2024	9/3/2025
AL001000009	000028	192	41-9th Court North	9/3/2024	9/3/2025
AL001000009	000028	195	35-9th Court North	9/3/2024	9/3/2025
AL001000009	000037	256	920-2nd Street North	9/3/2024	9/3/2025
AL001000009	000044	319	903-1st Street North	9/3/2024	9/3/2025
AL001000009	000051	365	914-3rd Street North	9/3/2024	9/3/2025
AL001000009	000053	382	277-9th Court North	9/3/2024	9/3/2025
AL001000009	000055	396	249-9th Court North	9/3/2024	9/3/2025
AL001000009	000059	424	917 2nd Street North	9/3/2024	9/3/2025
AL001000009	000062	448	244-8th Avenue North	9/3/2024	9/3/2025
AL001000009	000001	004	20 8th Avenue North	9/25/2024	9/25/2025
AL001000009	000019	129	46-9th Avenue North	6/5/2024	6/4/2025
AL001000009	000027	186	53-9th Court North	6/5/2024	6/4/2025
AL001000009	000034	237	154-9th Avenue North	6/5/2024	6/4/2025
AL001000009	000069	489	287-9th Avenue North	6/5/2024	6/4/2025
AL001000009	000072	511	243-9th Avenue North	6/5/2024	6/4/2025
AL001000009	000075	531	859-2nd Street North	6/5/2024	6/4/2025
AL001000009	000019	132	52-9th Avenue North	7/18/2024	7/17/2025
AL001000009	000044	320	901-1st Street North	7/18/2024	7/17/2025
	000045	321	214-9th Avenue North	7/18/2024	7/17/2025

AL001000009	000045	325	222-9th Avenue North	7/18/2024	7/17/2025
AL001000009	000047	341	254-9th Avenue North	7/18/2024	7/17/2025
AL001000009	000057	413	215-9th Court North	7/18/2024	7/17/2025
AL001000009	000073	519	227-9th Avenue North	7/18/2024	7/17/2025
AL001000009	000031	215	919 Center Street North	5/7/2024	5/7/2025
AL001000009	000031	216	917 Center Street North	5/7/2024	5/7/2025
AL001000009	000036	247	902-2nd Street North	5/7/2024	5/7/2025
AL001000009	000066	473	838-3rd Street North	5/7/2024	5/7/2025
AL001000009	000076	542	837-2nd Street No	4/5/2024	4/5/2025
AL001000009	000004	024	60 8th Avenue North	10/31/2024	10/31/2025
AL001000009	000013	089	23 9th Avenue North	10/31/2024	10/31/2025
AL001000009	000017	116	20 9th Avenue North	10/31/2024	10/31/2025
AL001000009	000018	123	34 9th Avenue North	10/31/2024	10/31/2025
AL001000009	000061	440	228 8th Avenue North	10/31/2024	10/31/2025
AL001000009	000071	508	249 9th Avenue North	10/31/2024	10/31/2025
AL001000009	000010	072	57 9th Ave North	11/25/2024	11/25/2025
AL001000009	000013	086	29 9th Ave North	11/25/2024	11/25/2025
AL001000009	000017	121	30 9th Ave North	11/25/2024	11/25/2025
AL001000009	000025	177	71 9th Court North	11/25/2024	11/25/2025
AL001000009	000044	313	915 1st Street North	11/25/2024	11/25/2025
AL001000009	000045	330	232 9th Avenue North	11/25/2024	11/25/2025
AL001000009	000045	328	228 9th Avenue North	11/25/2024	11/25/2025
AL001000009	000053	381	279 9th Court North	11/25/2024	11/25/2025
AL001000009	000075	536	849 2nd Street North	11/25/2024	11/25/2025

Tom Brown Village Modernization Units					
AMP Number	Building Number	Unit	Address	Effective Date	Expiration Date
AL001000010	000028	678	541 41st Place North	5/14/2024	5/14/2025
AL001000010	000007	531	4111 5th Court North	9/25/2024	9/25/2025
AL001000010	000033	703	4148 Airport Highway	9/25/2024	9/25/2025
AL001000010	000006	524	4125 5th Court North	6/5/2024	6/4/2025
AL001000010	000007	529	4115-5th Court North	7/18/2024	7/17/2025
AL001000010	000027	674	549 41st Place North	7/18/2024	7/17/2025
AL001000010	000034	708	4158 Airport Highway	7/18/2024	7/17/2025
AL001000010	000036	719	4208 Airport Highway	7/18/2024	7/17/2025
AL001000010	000040	735	4244 Airport Highway	7/18/2024	7/17/2025
AL001000010	000019	612	563 41st Street North	5/7/2024	5/7/2025
AL001000010	000036	716	4202 Airport Highway	4/5/2024	4/5/2025
AL001000010	000003	508	4161 5th Court North	10/31/2024	10/31/2025
AL001000010	000026	667	563 41st Place North	10/31/2024	10/31/2025
AL001000010	000030	685	527 41st Place North	10/31/2024	10/31/2025
AL001000010	000032	696	4180 5th Court North	10/31/2024	10/31/2025
AL001000010	000044	748	502 43rd Street North	10/31/2024	10/31/2025
AL001000010	000001	501	4175 5th Court North	11/25/2024	11/25/2025
AL001000010	000022	632	521 41st Street North	11/25/2024	11/25/2025
AL001000010	000023	643	524 41st Place North	11/25/2024	11/25/2025
AL001000010	000035	714	4170 Airport Highway	11/25/2024	11/25/2025

Rev. Dr. Morrell Todd Homes Modernization Units					
AMP Number	Building Number	Unit	Address	Effective Date	Expiration Date
AL001000011	000019	109	824-B 46th Place North	5/14/2024	5/14/2025
AL001000011	000019	110	824-A 46th Place North	5/14/2024	5/14/2025
AL001000011	000020	111	4606 8th Court North	5/14/2024	5/14/2025
AL001000011	000020	112	4604 8th Court North	5/14/2024	5/14/2025
AL001000011	000021	117	842 46th Street North	5/14/2024	5/14/2025
AL001000011	000022	119	4523-B 8th Terrace North	5/14/2024	5/14/2025
AL001000011	000032	196	845-B 45th Street North	9/3/2024	9/3/2025
AL001000011	000055	359	817-B 44th Place North	6/5/2024	6/4/2025
AL001000011	000011	063	4610 Roscoe Avenue North	7/18/2024	7/17/2025
AL001000011	000028	160	811-C 45th Street North	7/18/2024	7/17/2025
AL001000011	000010	052	939 B 46th Street North	10/31/2024	10/31/2025
AL001000011	000011	063	4610 Roscoe Avenue North	10/31/2024	10/31/2025
AL001000011	000012	067	4605 A Roscoe Avenue North	10/31/2024	10/31/2025
AL001000011	000012	068	4605 B Roscoe Avenue North	10/31/2024	10/31/2025
AL001000011	000012	069	4607 A Roscoe Avenue North	10/31/2024	10/31/2025
AL001000011	000025	145	4501 B 8th Terrace North	10/31/2024	10/31/2025
AL001000011	000040	261	4504 B 9th Avenue North	10/31/2024	10/31/2025
AL001000011	000049	315	4417 B 9th Avenue North	10/31/2024	10/31/2025
AL001000011	000059	389	812 A 45th Street North	10/31/2024	10/31/2025
AL001000011	000072	474	932 A 44th Place North	10/31/2024	10/31/2025
AL001000011	000075	493	4339 Arrington Jr. Blvd. North	10/31/2024	10/31/2025
AL001000011	000011	059	4606 A Roscoe Ave North	11/25/2024	11/25/2025
AL001000011	000026	149	831 45th Street North	11/25/2024	11/25/2025
AL001000011	000047	302	910 B 45th Street North	11/25/2024	11/25/2025
	000061	404	806 B 44th Place North	11/25/2024	11/25/2025

Collegeville Center Modernization Units					
AMP Number	Building Number	Unit No	Address	Effective Date	Expiration Date
AL001000013	000002	6	3104 32nd Avenue North	8/1/2024	8/1/2025
AL001000013	000009	45	3020-32nd Avenue North	8/1/2024	8/1/2025
AL001000013	000019	114	3080-31st Avenue North	8/1/2024	8/1/2025
AL001000013	000025	161	3036-30th Avenue North	8/1/2024	8/1/2025
AL001000013	000026	170	3054-30th Avenue North	8/1/2024	8/1/2025
AL001000013	000027	177	3068-30th Avenue North	8/1/2024	8/1/2025
AL001000013	000027	187	3088-30th Avenue North	8/1/2024	8/1/2025
AL001000013	000028	198	3018-31st Street North	8/1/2024	8/1/2025
AL001000013	000028	199	3020-31st Street North	8/1/2024	8/1/2025
AL001000013	000028	194	3010-31st Street North	8/1/2024	8/1/2025
AL001000013	000031	209	3006 F. L. Shuttlesworth Drive	8/1/2024	8/1/2025
AL001000013	000031	212	3000 F.L. Shuttlesworth Drive	8/1/2024	8/1/2025
AL001000013	000034	229	3067 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000034	233	3059 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000035	235	3055 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000035	236	3053 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000036	239	3047 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000036	242	3041 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000037	251	3021 30th Avenue North	8/1/2024	8/1/2025
AL001000013	000038	260	3096-29th Court North	8/1/2024	8/1/2025
AL001000013	000040	279	3058 29th Court North	8/1/2024	8/1/2025
AL001000013	000040	281	3054-29th Court North	8/1/2024	8/1/2025
AL001000013	000044	305	3000 29th Court North	8/1/2024	8/1/2025
AL001000013	000048	332	3067 29th Court North	8/1/2024	8/1/2025
AL001000013	000048	333	3069-29th Court North	8/1/2024	8/1/2025
AL001000013	000049	344	3095-29th Court North	8/1/2024	8/1/2025
AL001000013	000055	379	3031-29th Court North	8/1/2024	8/1/2025
AL001000013	000056	381	3021-29th Avenue North	8/1/2024	8/1/2025
AL001000013	000064	423	2939-29th Avenue North	8/1/2024	8/1/2025
AL001000013	000021	140	3020 31st Avenue North	9/3/2024	9/3/2025
AL001000013	000025	162	3038 30th Avenue North	9/3/2024	9/3/2025
AL001000013	000037	256	3011 30th Avenue North	9/3/2024	9/3/2025
AL001000013	000041	285	3043 29th Court North	9/3/2024	9/3/2025
AL001000013	000046	324	3045 29th Court North	9/3/2024	9/3/2025
AL001000013	000051	361	3038 29th Avenue North	9/3/2024	9/3/2025
AL001000013	000027	178	3070 30th Avenue North	5/14/2024	5/14/2025
AL001000013	000026	175	3064 30th Avenue North	5/14/2024	5/14/2025
AL001000013	000024	160	3021 31st Avenue North	5/14/2024	5/14/2025

AL001000013	000013	065	3033 32nd Avenue North	9/25/2024	9/25/2025
AL001000013	000013	067	3037 32nd Avenue North	9/25/2024	9/25/2025
AL001000013	000018	106	3031 31st Street North	9/25/2024	9/25/2025
AL001000013	000018	109	3037 31st Street North	9/25/2024	9/25/2025
AL001000013	000022	148	3004 31st Avenue North	9/25/2024	9/25/2025
AL001000013	000026	172	3058 30th Avenue North	9/25/2024	9/25/2025
AL001000013	000028	200	3022 31st Street North	9/25/2024	9/25/2025
AL001000013	000043	294	3028 29th Court North	9/25/2024	9/25/2025
AL001000013	000043	295	3028 29th Court North	9/25/2024	9/25/2025
AL001000013	000048	334	3071 29th Court North	9/25/2024	9/25/2025
AL001000013	000009	047	3016 32nd Avenue North	6/5/2024	6/4/2025
AL001000013	000019	122	3062 31st Avenue North	6/5/2024	6/4/2025
AL001000013	000021	137	3026 31st Avenue North	6/5/2024	6/4/2025
AL001000013	000028	189	3000 31st Street North	6/5/2024	6/4/2025
AL001000013	000032	217	3091 30th Avenue North	6/5/2024	6/4/2025
AL001000013	000014	073	3051-32nd Ave North	7/18/2024	7/17/2025
AL001000013	000019	117	3072 31st Avenue North	7/18/2024	7/17/2025
AL001000013	000023	152	3003 31st Avenue North	7/18/2024	7/17/2025
AL001000013	000024	159	3019 31st Avenue North	7/18/2024	7/17/2025
AL001000013	000027	186	3086-30th Avenue North	7/18/2024	7/17/2025
AL001000013	000031	211	3004 F.L. Shuttlesworth Drive	7/18/2024	7/17/2025
AL001000013	000032	220	3085 30th Avenue North	7/18/2024	7/17/2025
AL001000013	000043	303	3010-29th Court North	7/18/2024	7/17/2025
AL001000013	000045	313	2940-29th Avenue North	7/18/2024	7/17/2025
AL001000013	000046	322	3039-29th Court North	7/18/2024	7/17/2025
AL001000013	000053	372	3012 29th Avenue North	7/18/2024	7/17/2025
AL001000013	000055	380	3015 29th Avenue North	7/18/2024	7/17/2025
AL001000013	000056	382	3023 29th Avenue North	7/18/2024	7/17/2025
AL001000013	000030	208	3003 31st Street North	5/7/2024	5/7/2025
AL001000013	000033	223	3079 30th Avenue North	5/7/2024	5/7/2025
AL001000013	000052	364	3030 29th Avenue North	5/7/2024	5/7/2025
AL001000013	000034	234	3057 30th Avenue North	4/5/2024	4/5/2025
AL001000013	000038	261	3094 29th Court North	4/5/2024	4/5/2025
AL001000013	000039	269	3078 29th Court North	4/5/2024	4/5/2025
AL001000013	000055	378	3011 29th Avenue North	4/5/2024	4/5/2025
AL001000013	000004	009	3098 32nd Avenue North	10/31/2024	10/31/2025
AL001000013	000005	017	3080 32nd Avenue North	10/31/2024	10/31/2025
AL001000013	000016	089	3087 32nd Avenue North	10/31/2024	10/31/2025
AL001000013	000021	138	3024 31st Avenue North	10/31/2024	10/31/2025
AL001000013	000027	182	3078 30th Avenue North	10/31/2024	10/31/2025
AL001000013	000046	325	3047 29th Court North	10/31/2024	10/31/2025

AL001000013	000052	366	3026 29th Avenue North	10/31/2024	10/31/2025
AL001000013	000020	123	3060 31st Avenue North	10/31/2024	10/31/2025
AL001000013	000020	124	3058 31st Avenue North	10/31/2024	10/31/2025
AL001000013	000045	310	2946 29th Avenue North	10/31/2024	10/31/2025
AL001000013	000007	041	3028 32nd Avenue North	11/25/2024	11/25/2025
AL001000013	000024	157	3015 31st Avenue North	11/25/2024	11/25/2025
AL001000013	000040	282	3052 29th Court North	11/25/2024	11/25/2025
AL001000013	000041	285	3046 29th Court North	11/25/2024	11/25/2025
AL001000013	000045	314	2938 29th Avenue North	11/25/2024	11/25/2025

Russell B. Harris Homes Modernization Units					
AMP Number	Building Number	Unit	Address	Effective Date	Expiration Date
AL001000014	000027	165	561 Brussels Circle	5/14/2024	5/14/2025
AL001000014	000027	168	567 Brussels Circle	9/25/2024	9/25/2025
AL001000014	000002	013	524 Brussels Circle	11/25/2024	11/25/2025
AL001000014	000020	116	507 Brussels Circle	11/25/2024	11/25/2025
AL001000014	000027	167	565 Brussels Circle	11/25/2024	11/25/2025

North Birmingham Homes Modernization Units

AMP Number	Building Number	Unit	Address	Effective Date	Expiration Date
AL001000016	000042	297	4203 Cheek Road	9/3/2024	9/3/2025
AL001000016	000043	286	3005 44th Avenue North	9/3/2024	9/3/2025
AL001000016	000045	278	3021 44th Avenue North	9/3/2024	9/3/2025
AL001000016	000045	277	3023 44th Avenue North	5/14/2024	5/14/2025
AL001000016	000041	257	3000 42nd Avenue North	5/14/2024	5/14/2025
AL001000016	000034	37	3151 44th Avenue North	5/14/2024	5/14/2025
AL001000016	000034	46	3133 44th Avenue North	5/14/2024	5/14/2025
AL001000016	000026	98	3177-A 42nd Avenue North	5/14/2024	5/14/2025
AL001000016	000012	242	3005 42nd Avenue No	9/25/2024	9/25/2025
AL001000016	000013	187	3003 41st Court North	9/25/2024	9/25/2025
AL001000016	000017	156	4175 31st Street North	9/25/2024	9/25/2025
AL001000016	000036	057	3136 43rd Avenue North	9/25/2024	9/25/2025
AL001000016	000037	276	3114 42nd Avenue North	9/25/2024	9/25/2025
AL001000016	000027	105	3153 43rd Avenue North	6/5/2024	6/4/2025
AL001000016	000003	246	4173 30th St North	7/18/2024	7/17/2025
AL001000016	000005	200	3016 41st Court North	7/18/2024	7/17/2025
AL001000016	000015	165	4157 31st St North	7/18/2024	7/17/2025
AL001000016	000016	162	4163 31st St North	7/18/2024	7/17/2025
AL001000016	000025	113	3167 42nd Avenue North	7/18/2024	7/17/2025
AL001000016	000041	260	3006 42nd Avenue North	7/18/2024	7/17/2025
AL001000016	000042	289	4219 Cheek Road	7/18/2024	7/17/2025
AL001000016	000048	017	3112 44th Avenue North	7/18/2024	7/17/2025
AL001000016	000005	203	3010-41st Court North	5/7/2024	5/7/2025
AL001000016	000017	156	4175 31st Street North	4/5/2024	4/5/2025
AL001000016	000005	203	3010 41st Court North	10/31/2024	10/31/2025
AL001000016	000024	124	3141 42nd Avenue North	10/31/2024	10/31/2025
AL001000016	000025	114	3165 42nd Avenue North	10/31/2024	10/31/2025
AL001000016	000034	039	3147 44th Avenue North	10/31/2024	10/31/2025
AL001000016	000036	052	3126 43rd Avenue North	10/31/2024	10/31/2025
AL001000016	000039	268	3022 42nd Avenue North	10/31/2024	10/31/2025
AL001000016	000048	018	3114 44th Avenue North	10/31/2024	10/31/2025
AL001000016	000009	225	4162-31st Street No	11/25/2024	11/25/2025
AL001000016	000012	241	3007 42nd Avenue No	11/25/2024	11/25/2025
AL001000016	000026	097	3179 A 42nd Avenue No	11/25/2024	11/25/2025

Ralph Kimbrough Homes Modernization Units

AMP Number	Building Number	Unit	Address	Effective Date	Expiration Date
AL001000018	000036	222	2809-A Wilson Road	8/1/2024	8/1/2025
AL001000018	000032	203	2801-F Wilson Road	5/14/2024	5/14/2025
AL001000018	000018	107	2916-A S. J. Bennett Drive	2/29/2024	2/28/2025
AL001000018	000025	160	2904-F S. J. Bennett Drive	2/29/2024	2/28/2025
AL001000018	000005	029	2812 C John Bryan Road	9/25/2024	9/25/2025
AL001000018	000006	039	2816 C John Bryan Road	9/25/2024	9/25/2025
AL001000018	000024	150	2906 F SJ Bennett Drive	9/25/2024	9/25/2025
AL001000018	000026	165	2813 A W Covington Circle	9/25/2024	9/25/2025
AL001000018	000027	167	2809 A W Covington Circle	9/25/2024	9/25/2025
AL001000018	000027	171	2809 E W Covington Circle	9/25/2024	9/25/2025
AL001000018	000028	177	2805 C W Covington Circle	9/25/2024	9/25/2025
AL001000018	000031	193	2804 F W Covington Circle	9/25/2024	9/25/2025
AL001000018	000031	194	2804 G W Covington Circle	9/25/2024	9/25/2025
AL001000018	000002	005	2800-A John Bryan Road	6/5/2024	6/4/2025
AL001000018	000006	042	2816-F John Bryan Road	6/5/2024	6/4/2025
AL001000018	000027	172	2809-F W. Covington Circle	6/5/2024	6/4/2025
AL001000018	000037	228	2901-C S.J. Bennett Drive	6/5/2024	6/4/2025
AL001000018	000015	098	2908-F John Bryan Road	7/18/2024	7/17/2025
AL001000018	000027	173	2809-G W Covington Circle	7/18/2024	7/17/2025
AL001000018	000004	025	2808-A John Bryan Road	5/7/2024	5/7/2025
AL001000018	000013	087	2905-C John Bryan Road	5/7/2024	5/7/2025
AL001000018	000017	103	2920-C S.J. Bennett Drive	5/7/2024	5/7/2025
AL001000018	000018	113	2916-G S.J. Bennett Drive	5/7/2024	5/7/2025
AL001000018	000028	175	2805-A W. Covington Circle	5/7/2024	5/7/2025
AL001000018	000031	188	2804-A W Covington Cir	4/5/2024	4/5/2025
AL001000018	000036	222	2809-A Wilson Road	4/5/2024	4/5/2025
AL001000018	000003	018	2804- D John Bryan Road	10/31/2024	10/31/2025
AL001000018	000013	086	2905-B John Bryan Road	10/31/2024	10/31/2025
AL001000018	000017	105	2920 E S J Bennett Drive	10/31/2024	10/31/2025
AL001000018	000025	158	2904-D S J Bennett Drive	10/31/2024	10/31/2025
AL001000018	000031	189	2804 B W Covington Cir	10/31/2024	10/31/2025
AL001000018	000035	212	2812 A W Covington Cir	10/31/2024	10/31/2025
AL001000018	000008	060	2900 F John Bryan Rd	11/25/2024	11/25/2025
AL001000018	000010	070	2825 F John Bryan Rd	11/25/2024	11/25/2025
AL001000018	000025	161	2904 G SJ Bennet Dr	11/25/2024	11/25/2025

Roosevelt City-Benjamin Greene Homes Modernization Units					
AMP Number	Building Number	Unit	Address	Effective Date	Expiration Date
AL001000023	000005	010	6252 Owen Street	9/3/2024	9/3/2025
AL001000023	000020	038	6214 Owen Street	10/31/2024	10/31/2025
AL001000023	000047	083	5909 Warner Street	10/31/2024	10/31/2025
AL001000023	001BG	002	3533 45th Street West	11/25/2024	11/25/2025

Park Place Modernization Units

AMP Number	Building Number	Entrance	Unit	Address	Effective Date	Expiration Date
AL001000031	4	1	103	2300 6th Avenue North	10/31/2024	10/31/2025
AL001000031	1	5	510	510 24th Place North	11/25/2024	11/25/2025
AL001000031	3	6	511	511 25th Street North	10/31/2024	10/31/2025
AL001000032	1	3	505	505 24th Place North	09/25/2024	09/25/2025
AL001000032	3	3	528	528 25 th Street North	06/05/2024	06/04/2025
AL001000032	3	3	504	504 25 th Street North	10/31/2024	10/31/2025
AL001000032	7	3	511	511 25 th Street North	09/25/2024	09/25/2025

Tuxedo Terrace I/II Modernization Units						
AMP Number	Building Number	Entrance Number	Unit No	Address	Effective Date	Expiration Date
AL001000034	8	1	1522	1522-20th Place Ensley	2/29/2024	2/28/2025
AL001000035	11	10	1418	1418-21st Street Ensley	2/29/2024	2/28/2025
AL001000035	41	3	1404	1404 22nd Street Ensley	9/25/2024	9/25/2025
AL001000035	41	2	1402	1402 22nd Street Ensley	6/5/2024	6/4/2025
AL001000034	86	1	2132	2132 Avenue Q Ensley	7/18/2024	7/17/2025
AL001000034	38	1	2062	2062 Avenue Q Ensley	4/5/2024	4/5/2025
AL001000035	40	4	1407	1407 21st Street Ensley	10/31/2024	10/31/2025
AL001000035	30	5	2034	2034 Avenue P Ensley	1/22/2024	1/22/2025
AL001000035	4	1	1412	1412 20th Place Ensley	1/22/2024	1/22/2025
AL001000044	8	1	8	2047 Avenue P Ensley	11/25/2024	11/25/2025
AL001000045	1	1	1	1613 21st Street Ensley	09/03/2024	09/03/2025

Glenbrook at Oxmoor Modernization Units					
AMP Number	Building Number	Entrance	Unit	Effective Date	Expiration Date
AL001000037	2831	2831-204	2831 Sydney Drive #204	9/3/2024	9/3/2025
AL001000037	2811	2811-106	2811-106 Sydney Drive	1/22/2024	1/22/2025
AL001000037	2821	2821-4	2821-4 Sydney Drive	1/22/2024	1/22/2025
AL001000037	2831	2831-106	2831-106 Sydney Drive	1/22/2024	1/22/2025
AL001000037	2851	2851-203	2851-203 Sydney Drive	1/22/2024	1/22/2025
AL001000037	2851	2851-106	Sydney Drive	5/7/2024	5/7/2025
AL001000037	2821	2821-107	2821 Sydney Drive	10/31/2024	10/31/2025
AL001000037	2861	2861-206	2861 Sydney Drive	10/31/2024	10/31/2025
AL001000037	2811	2811-107	2811 Sydney Drive	11/25/2024	11/25/2025
AL001000037	2811-106	1	2811	01-22-2024	01-22-2025

Attachment S

New Activities: Other Capital Grant Programs



ATTACHMENT S: OTHER CAPITAL GRANT PROGRAMS

HABD will apply for HUD Capital Fund grants as they become available. HABD will also consider applying for grants to assist in the development of affordable housing, public safety, and social services.

Pending Updates B.3 Progress Report



Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan

B.3 Progress Report

Below are statements regarding HABD's progress made towards meeting goals in the previous 5-Year Plan.

HUD Strategic Goal 1: Support Underserved Communities

1. PHA Goal: Expand the supply of assisted housing ([Resource: Section 8](#))

Objectives: **Describe the activities undertaken to advance the objectives shown below.**

- 1) Support the development of 1,000 units of affordable housing through the awarding of Project Based Vouchers (PBVs).
- 2) Maintain 98% utilization of the Housing Choice Voucher (HCV) Program.
- 3) We will augment the supply of assisted housing by identifying new opportunities for development and optimizing the use of existing resources.

2. PHA Goal: Improve the quality of assisted housing ([Resource: Section 8](#))

Objectives: **Describe the activities undertaken to advance the objectives shown below.**

- 1) Exceed the American Customer Satisfaction Index (or a similar rating system) for government with a score of at least 75%.
- 2) Achieve a SEMAP High Performer Rating annually.
- 3) Enhance Housing Quality: The quality of assisted housing will be improved through ongoing maintenance programs and regular updates to living facilities, including resident education on upkeep.

3. PHA Goal: Increase assisted housing choices ([Resource: Section 8](#))

Objectives: **Describe the activities undertaken to advance the objectives shown below.**

- 1) Prioritize deconcentration of voucher families.
- 2) Ensure PBV projects reflect a diversity of housing choices, accessible to members of our community in underserved areas.
- 3) Place at least 1/3 of new PBVs in areas with target areas – low poverty, low rates of affordable housing, access to transportation, etc. – *to be defined*).
- 4) Broaden Housing Choices: By collaborating with regional and site property managers, we will broaden the array of housing choices available to our residents.

HUD Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing

4. PHA Goal: Provide an improved living environment ([Resource: Housing Operations/Programs](#))

Objectives: **Describe the activities undertaken to advance the objectives shown below.**

- 1) Enrich Living Environments: We aim to enhance living conditions by providing necessary training to residents and engaging suitable partners for support.
 - 2) Foster Self-Sufficiency: The Triage Initiative will continue alongside workforce development efforts to aid residents in achieving financial independence.
 - 3) Continue efforts to secure additional grants will also be sustained to support both resident programs and staff compensation.
 - 4) Reduce Overall Crime by 5% Annually.
 - 5) Identify security measure in all HABD properties to assist property management with access in knowing who is entering and exiting the property and main office.
 - 6) Install speed bumps at various sites to reduce vehicle speed and increase safety for pedestrians.
5. PHA Goal: Promote self-sufficiency and asset development of assisted households
([Resource: Section 8 and Housing Operations/Programs](#))

Objectives: **Describe the activities undertaken to advance the objectives shown below.**

- 1) Increase homeownership in the HCV program to 2.5% of available vouchers (156)
 - 2) Dedicate staff to the homeownership program
 - 3) Partner internally and externally with service providers
6. PHA Goal: Ensure equal opportunity and affirmatively further fair housing ([Resource: Executive](#))

Objectives: **Describe the activities undertaken to advance the objectives shown below.**

- 1) Partnered with local agencies on fair housing efforts by hosting community conversation to educate participants, landlords, and the community at large on fair housing. The three (3) part video series of conversations is available on HABD's YouTube Channel.
- 2) Conducting meetings and training sessions for Fair Housing Working Group (FHWG)
- 3) Distributed Policy and Procedures to FHWG
- 4) Distributed Standard Operating Procedures with Checklist to FHWG
- 5) Created shared fair housing resources with FHWG, and made available to HABD
- 6) Instituted team assignments for FHWG

HUD Strategic Goal 3: Promote Homeownership

7. PHA Goal: Take a leadership role in the creation of significant additional organizational capacity to provide and maintain quality affordable housing in Birmingham and the region. ([Resource: Homeownership](#))

Objectives: **Describe the activities undertaken to advance the objectives shown below.**

- 1) Build upon the successes of clients served under the 5(h) program,

- 2) HABD has recruited and hired a Lease/Purchase Facilitator to engage partners on progress for readiness and timeline for purchase and prioritization of existing HABD program participants (FSS, Section 8, and current Lease/Purchase participants).
 - 3) HABD will continue to engage with HUD Approved counseling agencies to prepare our residents for the transition to homeownership. Coordination of homebuyer education workshops for Legacy Homeownership program participants.
 - 4) HABD is also working to establish counseling practices in accordance with the Housing and Urban Development's National Industry Standard for approved counseling agencies. Including the establishment of a software repository (CounselorMax) for client information to be reported to the Department Head of Strategic Initiatives, HABD leadership team, and Department of Housing and Urban Development.
8. PHA Goal: Increase the public awareness of HABD's resources and programs that are offered to assist in improving the lives of residents. ([Resource Strategic Communications formerly Public Relations](#))

Objectives: **Describe the activities undertaken to advance the objectives shown below.**

- 1) Create opportunities for residents and stakeholders to ask questions, share concerns, and provide feedback on HABD programs and decisions.
- 2) Provide stakeholders with detailed, easy-to-understand reports on HABD's activities, performance, and financials to foster trust and accountability.
- 3) Foster a transparent and inclusive communication strategy for residents and stakeholders.
- 4) Enhance HABD's digital presence and accessibility so residents can obtain information efficiently through modern digital platforms.
- 5) Use social media platforms to regularly communicate updates, success stories, and news about HABD's initiatives, responding to questions and engaging with residents in real time.
- 6) Create digital communication materials accessible by using inclusive design, such as screen reader compatibility, translation options, and easy-to-read content, to ensure all residents can engage.
- 7) Optimize the website's search functionality and content organization so residents can access essential updates, forms, and guidelines through clear communication pathways.
- 8) Increase strategic media partnerships to build more awareness surrounding HABD's initiatives.
- 9) Regularly engage with reporters and media outlets through personalized pitches, media briefings, and networking events to establish trust and rapport.
- 10) Identify and pitch compelling stories about HABD's programs, resident success stories, or community impact that align with the interests of journalists and their audiences.

- 11) Monitor and measure the effectiveness of media coverage to assess how well the partnerships are raising awareness and shaping public perception.
- 12) Establish protocols for working with media during crises or emergencies to ensure accurate, timely, and coordinated messaging.

9. PHA Goal: Leverage public/private partnerships to provide more resources and opportunities for our residents (Resource: Housing Operations/Programs)

Objectives: Describe the activities undertaken to advance the objectives shown below.

- 1) Efforts will be made to elevate public awareness of HABD's resources and programs through direct engagement with residents, social media campaigns, and local media partnerships.

HUD Strategic Goal 4: Advance Sustainable Communities

10. PHA Goal: Increase opportunities for economic empowerment and community development (Resource: Housing Operations/Programs-Client Services)

Objectives: Describe the activities undertaken to advance the objectives shown below.

- 1) The Triage Initiative will be a cornerstone of our strategy, alongside the pursuit of grants to provide resident training and job opportunities, contributing to the economic vitality of the community.

11. PHA Goal: Create and support strategies to promote environmental quality with sustainable plans that include frequent check-ins for progress. (Resource: Public Safety)

Objectives: Describe the activities undertaken to advance the objectives shown below.

- 1) Central Office Front Lobby Visitor Access: Public Safety is currently researching equipment that fits the needs of the Housing Authority to install ID Machine technology to increase sufficiency and safety of visitors and contractor entering and working in the building.
- 2) Central Office Card Swipe: Public Safety has completed this objective to better control access from the front lobby to the main hallways.
- 3) Central Office Additional Cameras: Public Safety has discussed this with the IT Department and research is being conducted in the best way to move forward in installing the equipment to cover current blind spots within the building and the perimeter.
- 4) Central Office Cameras Remote Access: Public Safety is collaborating with the IT Department to research best practices to move forward in installing the equipment to change CCTV to remote access in order to verify alarms.
- 5) Public Safety Office: Public Safety consulted with the Procurement Department to select a vendor to create a badge for the Public Safety Office/Employees for proper identification when handling official public safety duties.

HUD Strategic Goal 5: Strengthen HABD's Internal Capacity

12. PHA Goal: Make the work environment a place that employees enjoy. (Resource: HR)

Objectives: Describe the activities undertaken to advance the objectives shown below.

- 1) Human Resources finalized the agency's pay and grade structure. Also, updated some job descriptions and will continue updates throughout 2025.
- 2) Human Resources transitioned HR forms to fillable PDFs.
- 3) Another new initiative is the implementation of Paylocity (a cloud-based payroll and human capital management system) which will replace four non-integrated systems which will enhance the workflow, approval process, data access and move records management from paper to electronic files.
- 4) Human Resources worked with IT and Finance to assess human resource management systems. Human Resources is currently implementing Paylocity.
- 5) Since the last annual plan, HR completed its data gathering and determined an implementation plan with vendors.
- 6) HRMS implementation is in progress with estimated completion by Fall 2025.
- 7) Develop succession planning and training program to build effective and future ready leaders through June 2028.

13. PHA Goal: Support the team by giving employees what they need to be successful (Resource: IT)

Objectives: Describe the activities undertaken to advance the objectives shown below.

- 1) The IT department has made improvements in this area by assisting procurement with the implementation of service contracts in Yardi P2P. This solution allows procurement to enter all service contracts in a single digital location for better management. Additionally, all contract vendors can now access and view their contracts electronically in their portal, eliminating the need to manage paper copies or emailed files.
- 2) Commit to recruiting and retaining the right talent and the professional and technical development of the IT team. The IT department remained fully staffed for most of 2024. Recruiting the right talent will always be a priority and will continue throughout 2025.

- 3) Create an IT Governance Structure through collaboration with department heads, users, residents, and vendors. This is a work in progress, and the updates provided in the other areas show the growth.
- 4) Enhance communication efforts through monthly constant contact, the agency website, and the agency email system. All three solutions serve as the primary means of communication for the agency, both internally and externally. IT will continue to seek improvement in these areas.
- 5) Research alternative ways of conducting business processes that could leverage technology. There were no updates in 2024, but we plan to explore opportunities in 2025.
- 6) The IT department has significantly improved the agency's infrastructure over the past year. The internet connection was upgraded from 500 Mbps to 1 Gbps, and the network's Cisco switches and routers, along with the agency's domain controller, were also upgraded. Currently, IT is collaborating with AT&T to install failover wireless internet connections at each agency property location to ensure continuity during primary service outages by January 1st. Additionally, IT transitioned from an internal file server to an online solution using Microsoft SharePoint and Microsoft Office 365 for document management and collaboration.
- 7) Identify and eliminate barriers, unnecessary workflows, duplicative and/or redundant effort, processes, and steps. Further enhancements were made to Yardi MarketPlace, which allows HABD staff to shop online based on their approval limits, streamlining the purchasing process. This solution reduces the procurement team's workload by enabling staff to buy necessary items directly from retail vendors available in MarketPlace, including Lowe's, HD Supply, Office Depot, Sherwin-Williams, Grainger, and Staples. IT is working to add Ferguson Enterprises as an additional vendor in MarketPlace by December 31st.
- 8) Leverage hosted solutions where feasible. In collaboration with Verizon, IT is implementing a Fleet Management solution. This involves creating an online vehicle database to catalog all agency vehicles accurately. The installation of vehicle tracking devices is being scheduled. Key benefits of this solution include reduced risk of false claims, real-time data on vehicle locations and activities, preventative maintenance alerts when vehicles are due for service, monitoring of driver behavior (including speeding, harsh braking, and cornering), onboard video/dashcam for recording driving events, and the use of geofences to monitor vehicle movement in specific areas.
- 9) Ensure services are available, and proper backup procedures are being followed. In 2024, IT ensured that all services were available and ready for use with minimal agency downtime. IT will continue this reliability throughout 2025. IT has implemented failover connectivity for most agency locations.
- 10) Maintain a comprehensive IT security position and proactively address information security, network security, disaster recovery, and compliance issues. Throughout the year, IT has emphasized the importance of cybersecurity to all staff. During multiple staff meetings, IT explained each individual's role in ensuring the protection of agency

data. Key topics included email security, website safety, data access, password management, the usage of public Wi-Fi, and debit/credit card protection. IT encouraged staff to follow procedures to quickly address any cyber threats. Additionally, an external vendor, Global Solutions Group, performed penetration testing in June 2024 to assess the agency's internal and external network's vulnerability to malicious exploits. The consultant's recommendations have since been implemented to enhance data security.

Pending Update B.4 Statement of Capital Improvements



Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP). Newly prepared Form HUD 50075.2 forthcoming

B.5 Most Recent Fiscal Year Audit



Recent results of PHA's fiscal year audit. This statement provides the results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the 1937 Act (42 U.S.C. 1437c(h)).

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
MANAGEMENTS DISCUSSION AND ANALYSIS
JUNE 30, 2023**

The Housing Authority of the Birmingham District (the Authority) was incorporated in 1935 and in 1937 began participation under the provisions of the United States Housing Act of 1937. As a public benefit corporation, the Authority provides subsidized public housing within the City of Birmingham, Alabama, in accordance with federal legislation.

A five-member Board of Commissioners governs the Authority. The Mayor appoints members of the governing board for staggered terms; they, in turn, elect a Chairperson and Vice Chairperson. The Board members also appoint a President/CEO to administer the affairs of the Authority.

The governing Board authorizes subsidy contracts with the U. S. Department of Housing and Urban Development (HUD) pursuant to the latter agency's regulations and statutory authorizations. One contract allows the Authority to construct, own and operate public housing facilities. A second contract allows the Authority to accommodate the leasing of housing from private owners and make it available to low-income families at rents they can afford. Other contracts authorize the Authority to make housing assistance payments for eligible individuals and families and to participate in mixed-financing transactions to construct market-rate units and assisted housing units within the same development.

As management of the Housing Authority of the Birmingham District (the Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities for the fiscal year ended June 30, 2023, with selected comparative information for the year ended June 30, 2022. Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, it should be read in conjunction with the financial statements and the notes thereto, which follow this section.

The Financial Statements

The Authority's financial statements, reported on an entity-wide basis, are prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the *Government Accounting Standards Board* (GASB) principles. The financial statements are prepared on an accrual basis and reflect a special-purpose government engaged in a single business-type activity.

Statement of Net Position – This statement presents information on all of the Authority's assets and deferred outflows and liabilities and deferred inflows, with the difference between the two reported as net position. This statement provides information about the nature and the amounts of investments in resources (assets) and the obligations to the Authority's creditors (liabilities). It provides one way to measure the financial health of the Authority by providing the basis for evaluating the capital structure of the Authority and assessing the liquidity and financial flexibility of the Authority. However, one will need to consider other non-financial factors such as changes in economic conditions, population and resident growth, and new or changed governmental legislation.

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HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
MANAGEMENTS DISCUSSION AND ANALYSIS
JUNE 30, 2023

The statement, similar to a balance sheet, is presented in the format where “Assets plus Deferred Outflows of Resources” minus “Liabilities plus Deferred Inflows of Resources” equals “Net Position.” Assets and liabilities are presented in order of liquidity. The focus of the “Statement of Net Position” is designed to represent the net available liquid (noncapital) assets, net of liabilities for the Authority. “Net Position” (formerly equity) may be reported in three broad categories:

Net Investment in Capital Assets - This consists of capital assets, reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position - This component of net position consists of restricted assets when constraints are placed on the asset by creditors (such as debt covenants, grantors, contributors, laws, regulations, etc.).

Unrestricted Net Position - This consists of net position that does not meet the definition of “net investment in capital assets” or “restricted net position.”

Statement of Revenues, Expenses and Changes in Net Position – This statement presents information concerning the Authority’s current year revenues and expenses. This statement, similar to an Operating Statement reflects the Authority’s income or loss for the period. Revenues and expenses are categorized as either operating or non-operating based upon definitions provided by GASB Statement Nos. 33 and 34. All changes in Net Position are reported as soon as the underlying event giving rise to the change occurs, regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will result in cash inflows and cash outflows in future periods.

Statement of Cash Flows – This statement complements the accrual-basis financial statements and presents information showing the total cash receipts and cash disbursements of the Authority during the current fiscal year. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, noncapital financing, capital financing, and investing activities. This statement provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

Notes to the Financial Statements – Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided. These notes give greater understanding on the overall activity of the Authority and how values are assigned to certain assets and liabilities and the longevity of these values. In addition, notes reflect the impact (if any) of any uncertainty the Authority may face.

In addition to the basic financial statements listed above, our report includes supplemental information. This information is to provide more detail on the Authority’s various programs and the required information mandated by regulatory bodies that fund the Authority’s various programs.

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HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
MANAGEMENTS DISCUSSION AND ANALYSIS
JUNE 30, 2023

Authority Programs

The Authority consists exclusively of one enterprise fund utilizing the full accrual basis of accounting. An overview of the programs that comprise the fund maintained by the Authority follows:

Low-Rent Housing

The Authority rents units that it owns to low-to-moderate income households. This program operates under an Annual Contributions Contract (ACC) with HUD. HUD provides an annual Operating Subsidy to enable the Authority to provide the housing at a rent that is based upon 30% of household adjusted income.

HOPE VI

The HOPE VI Program was developed as a result of recommendations by the National Commission on Severely Distressed Public Housing, which was charged with proposing a National Action Plan to eradicate severely distressed public housing. The Commission recommended revitalization in three general areas: physical improvements, management improvements, and social and community services to address resident needs. This program provides grants with unprecedented flexibility to address housing revitalization and community and supportive service needs.

The Authority has been awarded two HOPE VI grants: 1999 \$34 million for revitalization of Metropolitan Gardens; 2003 \$20 million for Tuxedo Court revitalization.

Capital Fund

This program provides annual formula-based funding to the Authority for capital and management activities, including modernization and development of public housing.

Housing Choice Vouchers

Under this Section 8 program, the Authority administers contracts with independent landlords who own property that may be leased by low-to-moderate income households. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is also administered under an ACC with HUD. HUD provides annual funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household adjusted income.

Other Non-Major Programs

Non-major programs are defined as programs that have assets, liabilities, revenues, or expenses that represent less than 5% of the Authority's total assets, liabilities, revenues or expenses.

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HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
MANAGEMENTS DISCUSSION AND ANALYSIS
JUNE 30, 2023

Financial Highlights

The number of residents served by the Low-Rent Housing and Housing Choice Voucher programs shaped the financial results of fiscal year 2023.

- The Authority's assets exceeded its liabilities at the close of the most recent fiscal year by approximately \$198 million (net position). Of this amount, approximately \$93.6 million (unrestricted net position) may be used to meet the Authority's ongoing obligations.
- The Authority's total net position decreased by approximately \$5.2 million net position was \$197 million and \$203 million for 2023 and 2022, respectively.
- Total operating revenue increased by approximately \$3.9 million during 2023. Total operating revenue for 2023 was \$94.8 million 2022 was \$90.9 million.
- The total operating expenses for all Authority programs increased by approximately \$12 million. The total operating expenses for 2023 amounted to \$102.4 million and for 2021 were \$90.3 million.

Net Position

As previously noted, Net Position may serve over time as a useful indicator of an entity's financial position. In the case of the Authority, assets exceeded liabilities by \$203.1 million at the close of the most recent fiscal year. The increase in invested in capital assets is due to the increase in construction in progress. Long-Term Liabilities and Restricted Net Position decreased primarily due to payments on long-term debts. Other Liabilities increased primarily due to an increase in accrued expenses and other accruals. A condensed Summary of Net Position is presented in Table 1.

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HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
MANAGEMENTS DISCUSSION AND ANALYSIS
JUNE 30, 2023

Housing Authority of The Birmingham District
Comparative Statement of Net Position
TABLE 1

	<u>2023</u>	<u>2022</u>	<u>Total Change</u>	<u>% Change</u>
ASSETS				
Current and Other Assets	\$ 47,060,800	\$ 50,695,718	\$ (3,634,918)	-7.17%
Capital Assets	110,598,401	123,379,826	(12,781,425)	-10.36%
Other Noncurrent Assets	53,706,658	46,798,500	6,908,158	14.76%
Total Assets	211,365,859	220,874,044	(9,508,185)	-4.30%
DEFERRED OUTFLOW OF RESOURCES	25,187	53,911	(28,724)	-53.28%
Total Assets and Deferred Outflow of Resources	<u>\$ 211,391,046</u>	<u>\$ 220,927,955</u>	<u>\$ (9,536,909)</u>	-4.32%
LIABILITIES				
Current Liabilities	\$ 5,651,664	\$ 7,606,585	\$ (1,954,921)	-25.70%
Noncurrent Liabilities	7,636,433	9,999,410	(2,362,977)	-23.63%
Total Liabilities	13,288,097	17,605,995	(4,317,898)	-24.53%
DEFERRED INFLOW OF RESOURCES	140,395	174,044	(33,649)	-19.33%
NET POSITION				
Investment in Capital Assets	102,831,442	112,485,356	(9,653,914)	-8.58%
Restricted	1,503,053	1,182,592	320,461	27.10%
Unrestricted	93,628,059	89,479,968	4,148,091	4.64%
Total Net Position	197,962,554	203,147,916	(5,185,362)	-2.55%
Total Liabilities & Net Position	<u>\$ 211,391,046</u>	<u>\$ 220,927,955</u>	<u>\$ (9,536,909)</u>	-4.32%

Revenues, Expenses, and Changes in Net Position

Table 2 compares the revenues and expenses for the current and previous fiscal years. Additionally, the change in Net Position is presented. The increase in Net Position is primarily attributed to operating revenues greater than operating expenses. Additional details are discussed below.

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
MANAGEMENTS DISCUSSION AND ANALYSIS
JUNE 30, 2023**

**Housing Authority of The Birmingham District
Comparative Statement of Revenues, Expenses and Changes in Net Position
Table 2**

	<u>2023</u>	<u>2022</u>	<u>Total Change</u>	<u>% Change</u>
OPERATING REVENUES				
HUD Operating Revenue	\$ 85,977,161	\$ 83,789,855	\$ 2,187,306	2.61%
Tenant Revenue	7,348,218	5,763,554	1,584,664	27.49%
Other Government Grants	106,908	-	106,908	0.00%
Other Revenue	1,410,242	1,369,998	40,244	2.94%
	<u>94,842,529</u>	<u>90,923,407</u>	<u>3,919,122</u>	4.31%
OPERATING EXPENSES				
Administration	13,676,505	12,805,017	871,488	6.81%
Tenant Services	1,582,049	1,965,903	(383,854)	-19.53%
Utilities	10,075,662	8,010,239	2,065,423	25.78%
Ordinary Maintenance and Operations	13,569,126	9,372,400	4,196,726	44.78%
Protective Services	2,326,765	1,986,885	339,880	17.11%
Insurance	2,504,414	2,761,597	(257,183)	-9.31%
Other General Expenses	2,584,026	2,249,931	334,095	14.85%
Housing Assistance Payments	47,585,070	42,778,103	4,806,967	100.00%
Depreciation	8,460,374	8,350,816	109,558	1.31%
	<u>102,363,991</u>	<u>90,280,891</u>	<u>12,083,100</u>	13.38%
INCOME (LOSS) FROM OPERATIONS	<u>(7,521,462)</u>	<u>642,516</u>	<u>(8,163,978)</u>	
Non-Operating Revenues (Expenses)				
Investment Income	195,624	11,908	183,716	1542.79%
Interest Expense	(157,071)	(226,612)	69,541	-30.69%
	<u>38,553</u>	<u>(214,704)</u>	<u>253,257</u>	-117.96%
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	<u>(7,482,909)</u>	<u>427,812</u>	<u>(7,910,721)</u>	
Government Capital Grants	3,247,191	4,475,922	(1,228,731)	-27.45%
Change in Net Position	(4,235,718)	4,903,734	(9,139,452)	-186.38%
Beginning Net Position	203,147,916	198,244,182	4,903,734	2.47%
Prior Period Adjustments	(949,644)	-	(949,644)	100.00%
Ending Net Position	<u>\$ 197,962,554</u>	<u>\$ 203,147,916</u>	<u>\$ (5,185,362)</u>	-2.55%

**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
MANAGEMENTS DISCUSSION AND ANALYSIS
JUNE 30, 2023**

Capital Assets

Capital assets consist of apartments available to lease to qualified residents, administrative buildings, community service areas and gyms, vehicles and sundry equipment used by the Authority to administer its programs.

Factors contributing to the increase in construction in progress are ongoing modernization projects at various developments. Buildings and accumulated depreciation decreased due to the write off of fully depreciated properties that were demolished as part of the HOPE VI Program.

Capital Asset details are provided in the schedule below:

**Housing Authority of The Birmingham District
Comparative Statement of Capital Assets**

	<u>2023</u>	<u>2022</u>	<u>Total Change</u>	<u>% Change</u>
Land	\$ 10,838,189	\$ 10,838,189	\$ -	0.00%
Buildings & Infrastructure	275,405,091	248,129,624	27,275,467	10.99%
Furniture & Equipment - Dwelling	3,269,205	3,269,205	-	100.00%
Furniture & Equipment - Administrative	4,572,744	4,572,748	(4)	0.00%
Leasehold Improvements	40,817,863	68,033,323	(27,215,460)	-40.00%
Construction in Process	3,852,247	8,233,302	(4,381,055)	100.00%
	338,755,339	343,076,391	(4,321,052)	-1.26%
Accumulated Depreciation	(228,156,938)	(219,696,565)	(8,460,373)	3.85%
Total Capital Assets	\$ 110,598,401	\$ 123,379,826	\$ (12,781,425)	-10.36%

Debt Administration

The Authority received funding under an Energy Performance Contract in Fiscal Year 2016. The outstanding liability as of June 30, 2023 is \$7,766,959.

Contacting the Authority

This financial report is designed to provide our residents, the citizens of Birmingham, Alabama, all federal and state regulatory bodies, and any creditors with a general overview of the Authority's finances and its accounting for the monies it receives. If you should have any questions, contact the Authority at 1826 Third Avenue South, Birmingham, Alabama 35233.

Dontrelle Young-Foster
CEO

C.1 Resident Advisory Board (RAB) Comments



Narrative to describe the analysis of the RAB recommendations and the decisions made on those recommendations. **Pending Meeting in February 2025**

C.2 Certification by State or Local Officials



Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan. Pending New Form to be executed in 2025

C.3 Civil Rights Certification



Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan - Pending new form to be executed in March 2025