



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

July 1, 2026

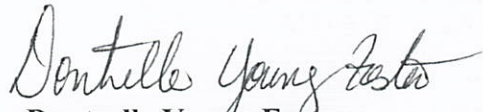
Board of Commissioners
DeJuana L. Thompson, Chairwoman
Abra A. Barnes, Vice-Chair
Anthony C. Hood, Commissioner
D.G. Pantazis, Commissioner
Alyshia Cook, Commissioner

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

NOTICE OF THE REGULAR MEETING

Notice is hereby given that the regular session of the Board of Commissioners of the Housing Authority of the Birmingham District will be held on **Thursday, July 16, 2026, at 1:30 p.m.** at the George W. McCoy Facility, located at 1301 25th Avenue North, Birmingham, Alabama 35204. The meeting will be live-streamed via Zoom. To access the meeting, go to HABD.org for more information.

Sincerely,


Dontrelle Young Foster
President/CEO

DYF: ab



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

Board of Commissioners

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

Regular Meeting of the Board of Commissioners

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

July 16, 2026

1:30 p.m.

Agenda

- I. Call to Order**
- II. Roll Call**
- III. Adoption of Agenda**
- IV. Consent Agenda**
 - a. Approval of Minutes, Regular Meeting, April 16, 2026
Approval of Minutes, Special Meeting, May 28, 2026
 - b. President/CEO's Report
 - c. Presentation of Cumulative Low-Income Housing Finance Report for the Period Ended June 30, 2026
 - d. Resolution 2026-12835, Approval of Charge-Offs for Period Ended, April 30, 2026, May 31, 2026, and June 30, 2026
- V. Old Business**
 - a. Real Estate Development Update
- VI. New Business**
 - a. Housing Choice Voucher Inspection Process

VII. Executive

1. Approval of HABD Hatch Act Policy
2. Approval of HABD Rebranding Name Change

VIII. Real Estate Development

1. Approval of Award of Contract for Professional Moving Services
2. Approval to Submit Funding Application for Redevelopment of Kimbrough Homes
3. Approval to Submit Funding Application for the Development of Palisades Flats
4. Approval to Execute Conversion Agreement for the New Hunter Ridge

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

X. Executive Session

XI. Adjournment

**MINUTES OF REGULAR MEETING OF THE COMMISSIONERS OF
HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
HELD ON APRIL 16, 2026**

The Commissioners of the Housing Authority of the Birmingham District met in a regular session at 1:30 p.m. on April 16, 2026, at the George W. McCoy Facility located in Birmingham, Alabama. The meeting was called to order by Chairwoman Thompson, and upon roll call, those present and absent were as follows:

PRESENT:

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

ABSENT:

Alyshia Cook, Commissioner

ALSO, PRESENT:

Dontrelle Young Foster, President/CEO
Seth Embry, Senior Advisor and Chief Strategist
Denita Bearden, Chief Administrative Officer
Josephine Banks, Chief Human Resources Officer
Melanie Baker, Director of Finance
Larry Williams, Chief Housing Programs Officer
Darryl Washington, Director of Property Operations
Antwan Harris, Director of Strategic Communications
Melanie Bimbo, CNI Director
Jennifer Brown, Director of Real Estate Development
Ken Foreman, Director of Public Safety
Roger Malone, Public Safety Assistant
Kelley Terry, Senior Policy and Planning Strategist
Krisha Schneider, Citizen
Toraine Clausell, Director of IT Infrastructure & Operations
Tyerra Henderson, General Counsel
Kiera Hood, Executive Assistant
Alicia Bibbs, Executive Office Coordinator

Chairwoman Thompson declared a quorum was present.

Adoption of Agenda

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

Consent Agenda

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

- a. The Regular Meeting Minutes of March 19, 2026, were approved.
The Public Hearing Minutes of March 19, 2026, were approved.
- b. The President/CEO's Report was accepted.
- c. The Cumulative Low-Income Housing Finance Report for the Period Ending March 31, 2026, was approved.
- d. Resolution 2026 – 12823, RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to charge off, as of March 31, 2026, the following resident accounts, which were up to 30 days old or more and considered uncollectible.

Elyton Village, Ala. 1-1-----	\$13,853.07
Southtown Court, Ala.1-4R-----	0.00
Marks Village, Ala.1-6 -----	22,378.31
Smithfield Court, Ala. 1-9-----	4,707.00
Tom Brown Village, Ala.1-10-----	1,556.00
Morrell Todd Homes, Ala.1-11-----	10,867.00
Collegeville Center, Ala.1-13-----	12,012.00
Harris Homes, Ala. 1-14-----	11.00
North Birmingham Homes, Ala.1-16-----	6,435.00
Cooper Green Homes, Ala.1-17-----	0.00
Kimbrough Homes, Ala.1-18-----	9,371.00
Benjamin Green/ Roosevelt Ala.1-23/30-----	6,294.00
Tuxedo I Ala 1-34 -----	0.00
Tuxedo II Ala 1-35-----	3,043.00
Mason City I& III Ala 1-40/42-----	0.00
Tuxedo Trace Homes-----	0.00
Freedom Manor Ala 1-21-----	0.00
Total	\$90,527.38

- e. RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to charge off, as of March 31, 2026, the following resident accounts, which were up to 30 days old or more and considered uncollectible.

Cooper Green Homes, Ala. 1-17-----	\$152,664.80
	Total \$152,664.80

When called upon, the following voted as indicated:

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

Chairwoman Thompson indicated that said motion carried.

Old Business

For old business, Chairwoman Thompson acknowledged the Choice Neighborhoods Implementation update. President Foster called on Ms. Melanie Bimbo, CNI Director. Ms. Bimbo gave a brief update on the following components of the CNI grant: Housing, People and Neighborhood, and the UAB Evaluation Study. She reported that the loan process for Phase I for Smithfield development is expected to close by the end of May 2026. The completion of the Fannie Mae underwriting submission marked a significant milestone in the closing process. The predevelopment activities for Phase II are ongoing, as work progresses toward the financing structure for a 9% tax credit application submitted in February.

The People team is now fully staffed, serving 389 households, focusing on housing stability, rental assistance, budget support, and coordinating with HABD Property management. The People team received approval for its budget revision to secure access funding for supportive services in health, workforce development, and education, as well as advancing summer programs.

For the Neighborhood component, the critical community improvement plan received a conceptual approval. This allows continued coordination with stakeholders to leverage additional documentation needed for final approval and the funding required to begin activities.

The UAB evaluation study emphasizes health by linking the effects of health to redevelopment. A total of 233 participants enrolled in the study, of which seventy-five were Smithfield residents. Participation remains strong, providing valuable information to access neighborhood conditions and the overall community.

New Business

There was no new business for discussion.

Housing Operations

1. Approval of Award of Contract for After-Hours Answering Services

Chairwoman Thompson acknowledged the Approval of Award of Contract for After-Hours Answering Services. Mr. Darryl Washington, Director of Property Operations, stated that the purpose of this request is to obtain Board approval to proceed with the award of a contract for after-hours answering services.

On February 18, 2026, the Housing Authority of Birmingham District (HABD) issued a Request for Proposal (RFP). This solicitation was advertised in the Birmingham Times, the Housing Agency Marketplace, on HABD's website, and on social media. The Housing Agency Marketplace indicated that sixty-nine (69) contractors viewed the solicitation, and eight (8) submitted proposals. Of these, seven (7) were deemed to be responsive and responsible.

The required services include a 24-hour call center staffed by live operators. Services will be available during regular business hours as needed, as well as after hours, weekends, and on holidays. Regular reports will be provided to the appropriate staff.

Therefore, management recommends awarding the contract to Gilson Software Solutions. Mr. Washington noted that we currently have a contract with Gilson and are satisfied with their services. After a brief discussion, upon a motion by Commissioner Hood, and seconded by Commissioner Pantazis, the following resolution was unanimously adopted.

RESOLUTION NO. 12824

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to enter into a contract with Gilson Software Solutions to provide after-hours answering services.

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Chairwoman Thompson
Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Hood

Chairwoman Thompson indicated that said motion carried.

2. Approval of Award of Contract for Vacant Turnaround Services

Chairwoman Thompson acknowledged the Approval of Award of Contract for Vacant Turnaround Services. Mr. Washington indicated that the purpose of this request is to obtain

approval to award contracts for Vacant Turnaround Services. HABD issued an Invitation for Bid (IFB) on March 4, 2026. The solicitation was published in the Birmingham Times, the Housing Agency Marketplace, on the HABD website, and through social media. A total of eighty-one (81) contractors viewed the solicitation, and fifteen (15) submitted bids. Twelve (12) bids were deemed responsive and responsible. Based on the evaluation, management recommended awarding contracts to Fuqua & Sons, Reese Services, 4 Calliepeople, and Supreme Clean.

The services to be provided include cleaning, debris removal, appliance and fixture cleaning, flooring, painting, and repairs, as specified in the provided checklist. All units are expected to be in move-in-ready condition upon completion. If any selected contractor is terminated for failing to provide the required services, HABD reserves the right to contract with the next lowest qualified bidder. Additionally, these contractors will provide labor only, as HABD will supply all necessary materials. Upon motion by Vice-Chairwoman Barnes, and seconded by Commissioner Pantazis, the following resolution was unanimously adopted.

RESOLUTION NO.12825

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to enter into a contract with Fuqua & Sons, Reese Services, 4 Calliepeople, and Supreme Clean to provide Vacant Turnaround Services.

RESOLVED FURTHER, if either selected contractor is terminated for failure to provide services, HABD reserves the right to contract with the next lowest qualified bidder.

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Chairwoman Thompson
Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Hood

Chairwoman Thompson indicated that said motion carried.

Executive

1. Approval of Award of Contract for Employment and Labor Law Services

Chairwoman Thompson acknowledged the Approval of Award of Contract for Employment and Labor Law Services. Mr. Seth Embry, Senior Advisor and Chief Strategist, indicated that the purpose of this request is to obtain Board approval to award a contract for Employment and Labor Law Services. The services include advising and representing HABD and its Human Resources staff on all employment-related matters. The current contract was not eligible for extension as it had been in effect for five years, which is the HUD limit.

The Housing Authority of Birmingham District (HABD) issued a Request for Proposal (RFP) on January 28, 2026. The solicitation was published on the Housing Agency Marketplace, as well as in local media and on social media. A total of twenty-six (26) entities viewed the solicitation, and three (3) firms submitted proposals. A committee reviewed all proposals. Burr & Forman LLP received the highest rating among the proposals. Therefore, Management recommends awarding a one-year contract to Burr & Forman LLP for an amount not to exceed \$100,000. Upon a motion by Commissioner Hood, and seconded by Vice-Chairwoman Barnes, the following resolution was unanimously adopted.

RESOLUTION NO. 12826

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to execute a contract with Burr & Forman LLP in the amount of \$100,000 for Employment and Labor Law Services.

When called upon, the following voted as indicated:

YEA

Chairwoman Thompson
Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Hood

NAY

ABSTAINED

Chairwoman Thompson indicated that said motion carried.

Real Estate Development

1. Approval of Award of Contract for Certified Roofing Services at North Birmingham and Kimbrough Homes

Chairwoman Thompson acknowledged the Approval of Award of Contract for Certified Roofing Services at North Birmingham and Kimbrough Homes. Ms. Jennifer Brown, Director of Real Estate Development, stated that the purpose of this request is to secure Board approval for certified roofing services to replace the roofs at North Birmingham and Kimbrough Homes due to normal wear and tear.

An Invitation for Bid (IFB) was issued to select a contractor for roof replacement services. The IFB was advertised in the Birmingham Times, on the HABD website, on the Housing Agency Marketplace, and on social media. Five contractors submitted bids in response to the IFB; two were deemed non-responsive. Jackson Brothers Construction, LLC submitted the most responsible bid. Therefore, management recommends awarding a contract to Jackson Brothers Construction, LLC, in the amount of \$2,902,883.41, to provide roofing services at North Birmingham and Kimbrough Homes. After a brief discussion, upon a motion by Vice-Chairwoman Barnes, and seconded by Commissioner Pantazis, the following resolution was

unanimously adopted.

RESOLUTION NO. 12827

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to execute a contract with Jackson Brothers, LLC to provide roof replacement at North Birmingham and Kimbrough Homes.

When called upon, the following voted as indicated:

YEA

Chairwoman Thompson
Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Hood

NAY

ABSTAINED

Chairwoman Thompson indicated that said motion carried.

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

Chairwoman Thompson acknowledged persons' desire to speak before the Board of Commissioners. There were no speakers to come before the Board.

Executive Session

Chairwoman Thompson acknowledged the executive session to discuss legal matters. Attorney Henderson indicated that the subject matter was appropriate for an executive session under Alabama Code 36-25A-7A-1. Upon motion by Commissioner Hood, seconded by Commissioner Pantazis, the Board went into executive session for approximately 45 minutes.

When called upon, the following voted as indicated:

YEA

Chairwoman Thompson
Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Hood

NAY

ABSTAINED

Chairwoman Thompson indicated that said motion carried.

After the executive session, Chairwoman Thompson called the meeting back to order. It was upon motion by Commissioner Pantazis, and seconded by Commissioner Hood, to exit the executive session.

When called upon, the following voted as indicated:

YEA

Chairwoman Thompson
Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Hood

NAY

ABSTAINED

Chairwoman Thompson indicated that said motion carried.

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

Chairperson

ATTEST:

Secretary

**MINUTES OF SPECIAL MEETING OF THE COMMISSIONERS OF
HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
HELD ON MAY 28, 2026**

The Commissioners of the Housing Authority of the Birmingham District met in a special session at 10:00 a.m. on May 28, 2026, at the George W. McCoy Facility located in Birmingham, Alabama. The meeting was called to order by Vice-Chairwoman Barnes. Vice-Chairwoman Barnes announced that due to a lack of quorum, the meeting would recess until 12:30 p.m. to allow for the other commissioner to arrive.

After recess, the meeting reconvened at 12:30 p.m. and, upon roll call, those present and absent were as follows:

PRESENT:

Abra A. Barnes, Vice-Chairwoman
D.G. Pantazis, Jr., Commissioner
Anthony C. Hood, Commissioner

VIRTUAL:

DeJuana L. Thompson, Chairwoman

ABSENT:

Alyshia Cook, Commissioner

ALSO, PRESENT:

Dontrelle Young Foster, President/CEO
Seth Embry, Senior Advisor and Chief Strategist
Denita Bearden, Chief Administrative Officer
Josephine Banks, Chief Human Resources Officer
Melanie Baker, Director of Finance
Larry Williams, Chief Housing Programs Officer
Antwan Harris, Director of Strategic Communications
Jennifer Brown, Director of Real Estate Development
Ken Foreman, Director of Public Safety
Roger Malone, Public Safety Assistant
Shiloh Lay, Alabama Power Company
Ryan Jordan, Alabama Power Company
Jaquana Akridge, Alabama Power Company
Toraine Clausell, Director of IT Infrastructure & Operations
Tyerra Henderson, General Counsel
Kiera Hood, Executive Assistant

Alicia Bibbs, Executive Office Coordinator

Vice-Chairwoman Barnes declared a quorum was present.

Adoption of Agenda

Vice-Chairwoman Barnes requested that the agenda be amended to remove the executive session. Upon motion by Commissioner Pantazis, and seconded by Commissioner Hood, all voted in favor that the agenda be adopted as amended.

Finance

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

Vice-Chairwoman Barnes acknowledged the Approval of Public Housing Operating Budgets for the fiscal year ending June 30, 2027. Ms. Melanie Baker, Director of Finance, indicated that the board had before it a request to obtain approval of the Public Housing Operating Budgets, which were prepared in accordance with HUD accounting and asset management guidance. Each year, every Public Housing Agency submits an operating budget to HUD based on data from the previous fiscal year. HUD subsequently determines the annual funding level for each Asset Management Project (AMP) using this information. Ms. Baker distributed copies of the budgets to the commissioners and briefly highlighted the details of the 2027 budget.

After her presentation, she asked if there were any questions or comments regarding the budgets. There were no questions from the commissioners. The Board thanked Ms. Baker for the hard work in preparing the budgets, and upon motion by Commissioner Hood, seconded by Commissioner Pantazis, the following resolution was unanimously adopted.

RESOLUTION NO. 12829

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

Public Housing Operating Budget

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

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

NOW THEREFORE, BE IT RESOLVED, that the fiscal year ending June 30, 2027, Operating Budget, copies of which are attached, for the Public Housing Operating Budget, are hereby approved by the Board of Commissioners of the Housing Authority of the

Birmingham District and the President and CEO is hereby authorized to take any and all necessary operating actions to maintain fiscal and operational efficiency of the Housing Authority.

When called upon, the following voted as indicated:

YEA

Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Hood

NAY

ABSTAINED

Vice-Chairwoman Barnes indicated that said motion carried.

2. Approval of Revision to the Public Housing, HCV, and COCC Operating Budgets for Fiscal Year Ending June 30, 2026

Vice-Chairwoman Barnes acknowledged the approval of the revision to the Public Housing, HCV, and COCC Operating Budgets for the fiscal year ending June 30, 2026. Ms. Baker indicated that the purpose of this request is to obtain Board approval for additional administrative and maintenance budget authority to provide a one-time incentive payment for staff of up to \$330,000 for fiscal year 2026. Ms. Baker noted that the Board approved the budget for the fiscal year ending June 30, 2026, on May 15, 2025, and any revisions to the budget require Board approval. After ten months of the budget cycle, revenue exceeds initial projections. Therefore, the current financial data indicates a surplus for the fiscal year. Upon motion by Commissioner Hood, and seconded by Commissioner Pantazis, the following resolution was unanimously adopted.

RESOLUTION NO.12831

WHEREAS, the Commissioners of the Housing Authority of the Birmingham District have agreed to increase the original approved budget authority by \$330,000 for Operations for the fiscal year ending June 30, 2026:

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

NOW THEREFORE, BE IT RESOLVED, that the fiscal year ending June 30, 2026, Operating Budget, are increased by \$330,000 for payroll cost to cover the annual incentive payments, for the Public Housing Operating Budget, Central Office Cost Center and Housing Choice Voucher Programs are hereby increased by the Board of Commissioners of the Housing Authority of the Birmingham District and the President/Chief Executive Officer is hereby authorized to take any and all necessary operating actions to maintain fiscal and operational efficiency of the Housing Authority.

When called upon, the following voted as indicated:

YEANAYABSTAINED

Vice-Chairwoman Barnes
 Commissioner Pantazis
 Commissioner Hood

Vice-Chairwoman Barnes indicated that said motion carried.

Housing Operations

1. Approval to Execute the Agreement of the Above-Baseline Services with the Birmingham Police Department

Vice-Chairwoman Barnes announced the approval to enter into an agreement for above-baseline services with the Birmingham Police Department. Mr. Ken Foreman, the Director of Public Safety, who attended the meeting via Zoom, explained that the purpose of this request is to obtain Board approval for the Housing Authority of Birmingham District (HABD) to establish a two-year agreement with the Birmingham Police Department. This agreement will provide enhanced police services to improve the safety, security, and welfare of HABD communities. The contract will be in effect from June 16, 2026, to May 21, 2028. Upon a motion by Commissioner Hood, and seconded by Commissioner Pantazis, the following resolution was unanimously adopted.

RESOLUTION NO. 12830

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

When called upon, the following voted as indicated:

YEANAYABSTAINED

Vice-Chairwoman Barnes
 Commissioner Pantazis
 Commissioner Hood

Vice-Chairwoman Barnes indicated that said motion carried.

2. Approval to Execute the Agreement for Video Surveillance Services with Alabama Power Company

Vice-Chairwoman Barnes acknowledged the Approval to execute the Agreement for Video Surveillance Services with Alabama Power Company. The purpose of this request is to obtain Board approval to enter into an agreement with Alabama Power Company to increase and enhance the safety, security, and welfare of the Housing Authority of the Birmingham District

(HABD) clients. Currently, incidents have decreased by 44%; overall crime has dropped by 52%; suspects are identified and arrested within 60 minutes or less; and all major crimes have been solved or suspects arrested within 72 hours. The camera systems would be installed in all 13 HABD communities. HABD is requesting sole-source procurement through HUD and is asking the Board to approve the contract upon HUD's approval. The cameras will be integrated with the Birmingham Police Department's Real-Time Crime Center. There will be no upfront installation costs or maintenance fees throughout the duration of the contract. Upon motion by Commissioner Hood, and seconded by Commissioner Pantazis, the following resolution was unanimously adopted.

RESOLUTION NO.12832

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

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Hood

Vice-Chairwoman Barnes indicated that said motion carried.

Real Estate Development

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

Vice-Chairwoman Barnes acknowledged the Approval to authorize the Financial Closing of Smithfield Phase I: Legacy at Graymont School. Ms. Jennifer Brown, Director of Real Estate Development, indicated that the purpose of the request is to obtain board approval to authorize the President and CEO to execute supplemental documents for the Smithfield Phase I closing that was signed in March of 2026. To be in compliance with the needs of the financing team, HABD's legal counsel advised that HABD supplement the original resolution to facilitate the financial and programmatic closings for Smithfield Phase I ("Legacy at Graymont School"). After a brief discussion, upon a motion by Commissioner Hood, and seconded by Commissioner Pantazis, the following resolution was unanimously adopted.

RESOLUTION NO. 12833

The Undersigned, being the Chairperson of the Board of Commissioners (the Board) of the Housing Authority of the Birmingham District, and Alabama public body corporate and politic (the HABD), does certify that the Board, at a duly called special meeting on May 28, 2026, at which a quorum was present, passed the following resolutions:

NOW, THEREFORE BE IT RESOLVED that the Board does hereby adopt, ratify, authorize and approve the execution and delivery of all documents pertaining to the transactions, financing, and other activities involved in the development, rehabilitation and operation of the Project contemplated in the foregoing recitals (the "Closing"), including, without limitation, the Loan Agreement (Capital Funds), Loan Agreement (CNI Funds), Choice Neighborhoods Implementation Grant Program Declaration of Restrictive Covenants, the RAD Documents, the Agreement to Subordinate to RAD Use Agreement and CNI Declaration (Capital Funds Loan), the Agreement to Subordinate to RAD Use Agreement (CNI Loan), the Option and Right of First Refusal Agreement, the Assignment, Assumption and Modification Agreement, the Consulting Agreement, any subordination agreements for the benefit of the Senior Lenders, and any agreement, contract, assignment and assumption agreement, certification, opinion certificate, or subordination agreement required to effectuate the Loans, the development of CNI replacement units at the Project, the transfer of RAD assistance to the Project, the provision of long-term non-RAD Section 8 project-based voucher assistance to the PBV Units, the Tax Credit Equity Investment to the Owner, and the AHFA bond financing facilitating the Senior Loans (collectively, the "Closing Documents"); and

RESOLVED FURTHER, that HABD be and it is hereby authorized, empowered and directed to enter into, execute and deliver any additional documents and take such further actions as may be necessary and proper to accomplish the Closing with respect to both the Closing Documents and any other necessary documents and any and all such documents entered into, executed and/or delivered, and actions heretofore taken by HABD related thereto, are hereby approved and ratified; and

RESOLVED FURTHER, that Dontrelle Young Foster, HABD's President and Chief Executive Officer, or her designee, is individually authorized, on behalf of HABD, to take and perform such actions and execute the Closing Documents and such other documents, certificates and instruments as they or any of them deem necessary, advisable, convenient or proper in order to effectuate the full intent of the resolutions set forth herein and that all actions taken by any of the officers prior to the date of this meeting that effectuate the full intent of these resolutions are hereby adopted, affirmed and ratified by the Board on behalf of HABD; and

RESOLVED, FURTHER, the Board does hereby adopt, ratify, authorize and approve: (i) variations between the anticipated amounts of the Loans, the Tax Credit Equity Investment, and the Developer Fee set forth in the recitals of this Resolution and the final amounts of such Loans, the Tax Credit Equity Investment, the Developer Fee and Deferred Fee set forth in the Closing Documents executed at Closing, provided that no such variation causes the Project's overall total budget to increase over ten percent (10%); and (ii) revisions to the Closing Documents as may be necessary to correct errors or to reflect final refinements of the transaction. : **(Full Resolution attached)**

When called upon, the following voted as indicated:

YEA

Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Hood

NAYABSTAINED

Vice-Chairwoman Barnes indicated that said motion carried.

Next, Vice-Chairwoman Barnes acknowledged the discussion of a personnel matter. Commissioner Pantazis indicated that the contract for the President and CEO is about to expire. To address this, he proposed a motion to authorize Chairwoman Thompson to enter into negotiations with President Foster and, if a mutual agreement is reached, to execute a contract renewal. Upon motion by Commissioner Pantazis, and seconded by Commissioner Hood, the following resolution was unanimously adopted.

RESOLUTION NO.12834

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District hereby authorizes the chairwoman to negotiate and enter into a contract with Dontrelle Young Foster as the President and CEO.

When called upon, the following voted as indicated:

YEA

Vice-Chairwoman Barnes
Commissioner Pantazis
Commissioner Hood

NAYABSTAINED

Vice-Chairwoman Barnes indicated that said motion carried.

Next, President Foster acknowledged Ms. Jacquaria Akridge, a recipient of the \$2,500 scholarship award from the Housing Authority Education Enrichment Fund. Ms. Akridge thanked the agency for its support in her pursuit of attending Troy University. She will participate in the award ceremony in Panama City.

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

Chairperson

ATTEST:

Secretary



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

Board of Commissioners

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

July 16, 2026

President/CEO's Report

1. On June 3, 2026 HABD held a ribbon-cutting ceremony to celebrate the first individual to purchase a home through the 5H Living Legacy program. The event was held in partnership with Birmingham City Council District 8 Councilor Sonja Smith, Neighborhood Housing Services of Birmingham, Inc., and First Horizon Bank. This event marked a proud moment for our agency as we continue to support residents in achieving the goal of homeownership.
2. President and CEO, Dontrelle Young Foster, attended the Affordable Housing Professional Certificate Program from June 8–12, 2026, at The Winchester Institute for Real Estate Development at Auburn University. She earned a certificate alongside other public housing professionals and private developers, further expanding her expertise in the field of affordable housing.
3. HABD's summer camp launched on June 15, 2026, hosting more than 300 campers across all agency sites through July 24, 2026. A wide variety of activities and educational programs are currently underway, including swimming, flag football, and dedicated mentoring sessions.
4. The U.S. Department of Housing and Urban Development (HUD) awarded HABD over \$544,000 in funding through the Resident Opportunities and Self-Sufficiency (ROSS) grant program. These funds will support two Service Coordinator positions for the next three years as they assist multifamily residents, older adults, persons with disabilities, and public housing residents in achieving self-sufficiency. The grant term runs from June 1, 2026, through May 31, 2029.
5. On June 30, 2026, HABD hosted a successful Homeownership Expo at Smithfield Court. During the event, residents learned how Section 8 Voucher participants can use their vouchers to purchase a home through HABD. HUD Counselors were also on-site to issue Homebuyers Education Certificates, and real estate agents were available to assist residents with finding new homes.
6. The Office of Constituent Concerns (OCC) received a total of ten (10) concerns for June 2026. The Housing Choice Voucher Program/Section 8 received three (3) concerns related to property inspection and waiting list status. Housing Operations/Intake received six (6) concerns related to rental payments and housing assistance. One (1) general concern was received regarding a tenant's outstanding balance. A 100% completion rate was achieved..

DYF/KH

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

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

Date: Friday, June 26, 2026

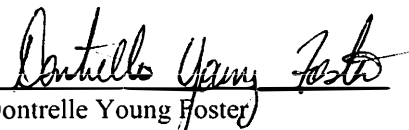
Department Finance

Board of Commissioners' Meeting Date: Thursday, July 16, 2026, at 1:30 p.m.

Board Agenda item(s):

1. Monthly Financial Report
2. Charge-Offs for the Months of April, May, and June 2026
3. Contract Register

Board of Commissioners' Committee Meeting Date/Time: Monday, July 6, 2026, at 1:00 p.m.

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

7/2/2026
Date

Duration of Presentation: 10 Minutes

Board Agenda Topic (Narrative):

Extract from Minutes of Committee Meeting:

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

Department's Committee's Certification:

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

HABD BOARD COMMITTEE MEMBER:	Vice-Chairwoman Barnes	Date: 07/06/2026
HABD BOARD COMMITTEE MEMBER:	Commissioner Pantazis	Date: 07/06/2026
HABD Staff Member:	Melanie Baker, CPA	Dare: 07/06/2026



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

Board of Commissioners

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

REQUEST FOR BOARD ACTION

July 16, 2026

RESOLUTION

RESOLVED by the Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to charge off as of April 30, 2026, the following resident accounts, which are up to 30 days old and considered uncollectible, detailed as per the attached sheet.

Development	No.	Amount
Elyton	ALA 1-1	\$13,392.00
Southtown	ALA 1-4	\$0.00
Marks Village	ALA 1-6	\$20,577.00
Smithfield Court	ALA 1-9	\$9,703.90
Tom Brown Village	ALA 1-10	\$5,149.00
Morrell Todd	ALA 1-11	\$16,957.00
Collegeville Center	ALA 1-13	\$13,925.00
Harris Homes	ALA 1-14	\$0.00
North Birmingham Homes	ALA 1-16	\$10,373.66
Cooper Green Homes	ALA 1-17	\$0.00
Kimbrough Homes	ALA 1-18	\$0.00
Benjamin Greene/Roosevelt	ALA 1-23/30	\$0.00
Tuxedo I	ALA 1-34	\$3,325.00
Tuxedo II	ALA 1-35	\$0.00
Mason City I & III	ALA 1-40/1-42	\$0.00
Tuxedo Trace Homes	ALA 1-44/146	\$0.00
Freedom Manor	ALA 621	\$0.00
	Total	\$93,402.56

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

**TENANTS ACCOUNTS CHARGED TO COLLECTION LOSS
(TO BE CHARGED OFF AS OF MAY 21, 2026)**

FOR PERIOD ENDED APRIL 30, 2026

Development Name	No. of Tenants per Site	Rent Amount	Late Fees	Maintenance Charges	Legal Fees	Retro Rent	Less Security Deposit	Fees Incurred after Issuance of WRIT	Total	Previous Month
Elyton AL 1-1	1	13,076.00	-	391.00	-	-	(75.00)	-	13,392.00	13,853.07
Southtown AL 1-4R	0	-	-	-	-	-	-	-	-	-
Marks Village AL 1-6	3	20,577.00	-	-	-	-	-	-	20,577.00	22,378.31
Smithfield Court AL 1-9	4	10,003.83	-	-	-	-	(300.00)	-	9,703.83	4,707.00
Tom Brown AL 1-10	3	5,074.00	-	300.00	-	-	(225.00)	-	5,149.00	1,556.00
Morell Todd AL 1-11	1	16,636.00	-	321.00	-	-	-	-	16,957.00	10,867.00
Collegeville AL 1-13	1	14,000.00	-	-	-	-	(75.00)	-	13,925.00	12,012.00
Harris Homes AL 1-14	0	-	-	-	-	-	-	-	-	11.00
North Birmingham AL 1-16	6	7,633.66	-	2,740.00	-	-	-	-	10,373.66	6,435.00
Cooper Green AL 1-17	0	-	-	-	-	-	-	-	-	-
Kimbrough AL1-18	0	-	-	-	-	-	-	-	-	9,371.00
Benjamin Greene AL 1-23	0	-	-	-	-	-	-	-	-	6,294.00
Roosevelt City AL 1-30	0	-	-	-	-	-	-	-	-	-
Tuxedo Court I AL-134	1	3,625.00	-	-	-	-	(300.00)	-	3,325.00	-
Tuxedo Court II AL-135	0	-	-	-	-	-	-	-	-	3,043.00
Mason City Homes III AL-142	0	-	-	-	-	-	-	-	-	-
Freedom Manor AL-621	0	-	-	-	-	-	-	-	-	-
Grand Total	20	90,625.49	-	3,752.00	-	-	(975.00)	-	93,402.49	90,527.38

	No. Accts Charged Off Prior Year	Amount of Charge Off Prior Year	No. Accts Charged off Current Year	Amount of Charge Off Current Year	Amount Collected by HABD General Counsel	No. Accts Charged Sent for Collection	Amount Sent for Collection	Amount Intercepted by MIS System	Net Amount
October 2024	36	99,568.27	17	71,467.00	2,664.19	17	71,467.00	-	68,802.81
November 2024	20	109,535.11	19	34,465.93	47.00	19	34,465.93	-	34,418.93
December 2024	13	32,479.71	20	44,090.55	2,705.20	20	44,090.55	-	41,385.35
January 2025	22	88,948.16	22	65,879.76	7,575.03	22	88,948.16	-	58,304.73
February 2025	24	59,179.87	12	36,058.50	11,492.20	12	36,058.50	-	24,566.30
March 2025	39	58,907.13	17	54,881.87	10,265.05	17	54,881.87	-	44,616.82
April 2025	28	117,648.41	38	73,427.26	14,878.12	38	73,427.26	-	58,549.14
May 2025	36	76,534.32	10	35,608.69	10,556.92	10	35,608.69	-	25,051.77
June 2025	21	47,745.57	23	38,729.79	2,629.00	23	38,729.79	-	36,100.79
July 2025	55	165,348.66	27	146,244.01	4,730.93	27	146,244.01	-	141,513.08
August 2025	34	72,799.83	25	79,658.28	2,660.30	25	79,658.28	-	76,997.98
September 2025	29	76,595.80	32	104,692.99	8,315.44	32	104,692.99	-	96,377.55
October 2025	17	71,467.00	33	87,119.35	4,519.20	33	87,119.35	-	82,600.15
November 2025	19	34,465.93	26	102,349.11	11,492.47	26	102,349.11	-	90,856.64
December 2025	20	44,090.55	19	106,768.10	3,973.57	19	106,768.10	-	102,794.53
January 2026	22	65,879.76	31	69,150.58	7,785.51	31	69,150.58	-	61,365.07
February 2026	12	36,058.50	32	97,134.64	4,174.20	32	97,134.64	-	92,960.44
March 2026	17	54,881.87	28	90,527.38	9,704.00	28	90,527.38	-	80,823.38
April 2026	38	73,427.26	20	93,402.49	4,536.61	-	-	-	88,865.88
									-
									-
									-
Running Year Total		1,385,561.71	451	1,431,656.28	124,704.94	431	1,361,322.19	-	1,306,951.34

Dontrelle Young-Foster
President/CEO



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

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

REQUEST FOR BOARD ACTION

July 16, 2026

RESOLUTION

RESOLVED by the Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to charge off as of May 31, 2026, the following resident accounts, which are up to 30 days old and considered uncollectible, detailed as per the attached sheet.

Development	No.	Amount
Elyton	ALA 1-1	\$14,865.00
Southtown	ALA 1-4	\$0.00
Marks Village	ALA 1-6	\$905.28
Smithfield Court	ALA 1-9	\$5,243.00
Tom Brown Village	ALA 1-10	\$8,657.00
Morrell Todd	ALA 1-11	\$10,434.50
Collegeville Center	ALA 1-13	\$12,419.73
Harris Homes	ALA 1-14	\$0.00
North Birmingham Homes	ALA 1-16	\$13,883.90
Cooper Green Homes	ALA 1-17	\$0.00
Kimbrough Homes	ALA 1-18	\$1,075.00
Benjamin Greene/Roosevelt	ALA 1-23/30	\$0.00
Tuxedo I	ALA 1-34	\$0.00
Tuxedo II	ALA 1-35	\$345.00
Mason City I & III	ALA 1-40/1-42	\$0.00
Tuxedo Trace Homes	ALA 1-44/146	\$0.00
Freedom Manor	ALA 621	\$0.00
	Total	\$67,828.41

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

FOR PERIOD ENDED MAY 31, 2026

Development Name	No. of Tenants per Site	Rent Amount	Late Fees	Maintenance Charges	Legal Fees	Retro Rent	Less Security Deposit	Fees Incurred after Issuance of WRIT	Total	Previous Month
Elyton AL 1-1	3	14,364.00	-	726.00	-	-	(225.00)	-	14,865.00	13,392.00
Southtown AL 1-4R	0	-	-	-	-	-	-	-	-	-
Marks Village AL 1-6	1	824.00	-	81.28	-	-	-	-	905.28	20,577.00
Smithfield Court AL 1-9	5	5,297.00	-	321.00	-	-	(375.00)	-	5,243.00	9,703.83
Tom Brown AL 1-10	3	8,282.00	-	600.00	-	-	(225.00)	-	8,657.00	5,149.00
Morell Todd AL 1-11	6	10,073.50	-	361.00	-	-	-	-	10,434.50	16,957.00
Collegeville AL 1-13	2	12,494.73	-	-	-	-	(75.00)	-	12,419.73	13,925.00
Harris Homes AL 1-14	0	-	-	-	-	-	-	-	-	-
North Birmingham AL 1-16	4	13,523.90	-	360.00	-	-	-	-	13,883.90	10,373.66
Cooper Green AL 1-17	0	-	-	-	-	-	-	-	-	-
Kimbrough AL1-18	1	1,150.00	-	-	-	-	(75.00)	-	1,075.00	-
Benjamin Greene AL 1-23	0	-	-	-	-	-	-	-	-	-
Roosevelt City AL 1-30	0	-	-	-	-	-	-	-	-	-
Tuxedo Court I AL-134	0	-	-	-	-	-	-	-	-	3,325.00
Tuxedo Court II AL-135	1	420.00	-	-	-	-	(75.00)	-	345.00	-
Mason City Homes III AL-142	0	-	-	-	-	-	-	-	-	-
Freedom Manor AL-621	0	-	-	-	-	-	-	-	-	-
Grand Total	26	66,429.13	-	2,449.28	-	-	(1,050.00)	-	67,828.41	93,402.41

[illegible]

Running Year Total	1,421,171.40	477	1,499,484.69	127,352.94	451	1,454,724.68	-	1,372,131.75
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Dontrelle Young-Foster
President/CEO



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

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

REQUEST FOR BOARD ACTION

July 16, 2026

RESOLUTION

RESOLVED by the Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to charge off as of June 30, 2026, the following resident accounts, which are up to 30 days old and considered uncollectible, detailed as per the attached sheet.

Development	No.	Amount
Elyton	ALA 1-1	\$13,734.07
Southtown	ALA 1-4	\$0.00
Marks Village	ALA 1-6	\$790.50
Smithfield Court	ALA 1-9	\$3,453.00
Tom Brown Village	ALA 1-10	\$606.00
Morrell Todd	ALA 1-11	\$15,366.00
Collegeville Center	ALA 1-13	\$13,309.00
Harris Homes	ALA 1-14	\$21,689.00
North Birmingham Homes	ALA 1-16	\$8,942.00
Cooper Green Homes	ALA 1-17	\$0.00
Kimbrough Homes	ALA 1-18	\$3,528.00
Benjamin Greene/Roosevelt	ALA 1-23/30	\$16,250.00
Tuxedo I	ALA 1-34	\$0.00
Tuxedo II	ALA 1-35	\$3,964.00
Mason City I & III	ALA 1-40/1-42	\$0.00
Tuxedo Trace Homes	ALA 1-44/146	\$0.00
Freedom Manor	ALA 621	\$0.00
	Total	\$101,631.57

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

TENANTS ACCOUNTS CHARGED TO COLLECTION LOSS
(TO BE CHARGED OFF AS OF JULY 16, 2026)

FOR PERIOD ENDED JUNE 30, 2026

Development Name	No. of Tenants per Site	Rent Amount	Late Fees	Maintenance Charges	Legal Fees	Retro Rent	Less Security Deposit	Fees Incurred after Issuance of WRIT	Total	Previous Month
Elyton AL 1-1	4	13,375.00	-	584.07	-	-	(225.00)	-	13,734.07	14,865.00
Southtown AL 1-4R	0	-	-	-	-	-	-	-	-	-
Marks Village AL 1-6	2	790.50	-	-	-	-	-	-	790.50	905.28
Smithfield Court AL 1-9	3	3,478.00	-	200.00	-	-	(225.00)	-	3,453.00	5,243.00
Tom Brown AL 1-10	1	360.00	-	321.00	-	-	(75.00)	-	606.00	8,657.00
Morell Todd AL 1-11	1	15,100.00	-	266.00	-	-	-	-	15,366.00	10,434.50
Collegeville AL 1-13	2	12,925.00	-	459.00	-	-	(75.00)	-	13,309.00	12,419.73
Harris Homes AL 1-14	2	20,508.00	-	1,181.00	-	-	-	-	21,689.00	-
North Birmingham AL 1-16	4	8,552.00	-	390.00	-	-	-	-	8,942.00	13,883.90
Cooper Green AL 1-17	0	-	-	-	-	-	-	-	-	-
Kimbrough AL1-18	1	3,603.00	-	-	-	-	(75.00)	-	3,528.00	1,075.00
Benjamin Greene AL 1-23	3	15,893.00	-	582.00	-	-	(225.00)	-	16,250.00	-
Roosevelt City AL 1-30	0	-	-	-	-	-	-	-	-	-
Tuxedo Court I AL 1-34	0	-	-	-	-	-	-	-	-	-
Tuxedo Court II AL 1-35	3	4,189.00	-	-	-	-	(225.00)	-	3,964.00	345.00
Mason City Homes III AL 1-42	0	-	-	-	-	-	-	-	-	-
Freedom Manor AL 1-621	0	-	-	-	-	-	-	-	-	-
Grand Total	26	98,773.50	-	3,983.07	-	-	(1,125.00)	-	101,631.57	67,828.41

	No. Accts Charged Off Prior Year	Amount of Charge Off Prior Year	No. Accts Charged off Current Year	Amount of Charge Off Current Year	Amount Collected by HABD General Counsel	No. Accts Charged Sent for Collection	Amount Sent for Collection	Amount Intercepted by MIS System	Net Amount
October 2024	36	99,568.27	17	71,467.00	2,664.19	17	71,467.00	-	68,802.81
November 2024	20	109,535.11	19	34,465.93	47.00	19	34,465.93	-	34,418.93
December 2024	13	32,479.71	20	44,090.55	2,705.20	20	44,090.55	-	41,385.35
January 2025	22	88,948.16	22	65,879.76	7,575.03	22	88,948.16	-	58,304.73
February 2025	24	59,179.87	12	36,058.50	11,492.20	12	36,058.50	-	24,566.30
March 2025	39	58,907.13	17	54,881.87	10,265.05	17	54,881.87	-	44,616.82
April 2025	28	117,648.41	38	73,427.26	14,878.12	38	73,427.26	-	58,549.14
May 2025	36	76,534.32	10	35,608.69	10,556.92	10	35,608.69	-	25,051.77
June 2025	21	47,745.57	23	38,729.79	2,629.00	23	38,729.79	-	36,100.79
July 2025	55	165,348.66	27	146,244.01	4,730.93	27	146,244.01	-	141,513.08
August 2025	34	72,799.83	25	79,658.28	2,660.30	25	79,658.28	-	76,997.98
September 2025	29	76,595.80	32	104,692.99	8,315.44	32	104,692.99	-	96,377.55
October 2025	17	71,467.00	33	87,119.35	4,519.20	33	87,119.35	-	82,600.15
November 2025	19	34,465.93	26	102,349.11	11,492.47	26	102,349.11	-	90,856.64
December 2025	20	44,090.55	19	106,768.10	3,973.57	19	106,768.10	-	102,794.53
January 2026	22	65,879.76	31	69,150.58	7,785.51	31	69,150.58	-	61,365.07
February 2026	12	36,058.50	32	97,134.64	4,174.20	32	97,134.64	-	92,960.44
March 2026	17	54,881.87	28	90,527.38	9,704.00	28	90,527.38	-	80,823.38
April 2026	38	73,427.26	20	93,402.49	4,536.61	20	93,402.49	-	88,865.88
May 2026	10	35,609.69	26	67,828.41	2,648.00	-	-	-	65,180.41
June 2026	23	38,729.79	26	101,631.57	6,296.62	-	-	-	95,334.95
Running Year Total		1,459,901.19	503	1,601,116.26	133,649.56	451	1,454,724.68	-	1,467,466.70

Dontrelle Young-Foster
President/CEO

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

HABD Staff Representative: Kelley Terry, Senior Policy and Planning Strategist
Antwan Harris, Director of Strategic Communications

Date: 7/7/2026

Department: Executive

Board of Commissioners' Meeting Date: Thursday, July 16, 2026, at 1:30 P.M.

Board Agenda Item(s):

1. Approval of the Hatch Act Policy
2. Approval of the Renaming of HABD
3. Approval of PHA 2027 Annual Plan Amendment-Public Hearing

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

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

Duration of Presentation: 20 minutes

Board Agenda Topic (Narrative):

Extract from Minutes of Committee Meeting:

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

Department's Committee's Certification:

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

HABD Board Committee Member: Chairwoman Thompson

Date: 7/7/26

HABD Board Committee Member: Vice-Chairwoman Barnes

Date: 7/7/26

HABD Staff Member: Antwan Harris

Date: 7/7/26

HABD Staff Member: Kelley Terry

Date: 7/7/26

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

Approval of HABD Hatch Act Policy

July 16, 2026

INTRODUCTION

HABD is governed by various policies and procedures as a vital part of compliance with federal, state, and local laws, regulations, and policies. Accordingly, the agency believes that adopting a policy to govern policy activities will protect employees and the agency by ensuring that prescribed limits are defined by our policies.

PURPOSE/OBJECTIVE

The purpose of this request is to obtain Board approval of the HABD Hatch Act Policy. The policy outlines the limitations on political activities for employees of the Housing Authority Birmingham District (HABD) to ensure that federal programs are administered in a nonpartisan fashion, to protect HABD employees from political coercion in the workplace, and to ensure that employees are advanced based on merit and not political affiliation.

DESCRIPTION/JUSTIFICATION

The Authority employed its procured legal services provider, Petway French and Ford LLP, to review and consult on the subject policy to ensure its content meets current and accepted legal standards. Furthermore, HABD embarked on a review process which included working with Human Resources to develop a policy draft.

POLICY IMPACT

In accordance with federal guidelines, HABD is adopting this Hatch Act policy to proactively protect our funding resources. The policy establishes provisions to prevent political coercion, promote workplace freedom, and ensure that promotions and incentives remain neutral and free from political motivation.

ECONOMIC IMPACT/FUNDING SOURCE

N/A

ATTACHMENTS

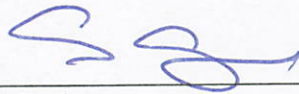
The HABD Hatch Act Policy

ALTERNATIVES

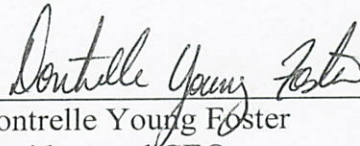
No alternatives were considered.

CERTIFICATION

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



Seth Embry
Senior Advisor and Chief Strategist



Dontrelle Young Foster
President and CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2026-12837

Resolution Approving the HABD Hatch Act Policy

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO be and she hereby is authorized to adopt the HABD Hatch Act Policy.

Adopted this 16th day of July 2026.

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)

**Housing Authority of the Birmingham District (HABD)
Hatch Act Policy**



**1826 Third Avenue South
Birmingham Alabama 35233
www.habd.org
(205) 324-0641**

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HABD Policy on Political Activity (Based on the Hatch Act)

I. Purpose

This policy outlines the limitations on political activities for employees of the Housing Authority Birmingham District (HABD) to ensure that federal programs are administered in a nonpartisan fashion, to protect HABD employees from political coercion in the workplace, and to ensure that employees are advanced based on merit and not political affiliation. This policy is in accordance with the Hatch Act, a federal law found at U.S. Code Title 5, Section 7323 and U.S. Code Title 5, Section 1506, that limits the political activities of certain state and local government employees who work in connection with federally funded programs. The Hatch Act local provisions of the State of Alabama are found at Code of Alabama Section 36-26-38 (2024).

II. Applicability

This policy applies to all HABD employees whose principal employment is with HABD, its instrumentalities, subsidiaries, and affiliates and whose work is in connection with programs financed in whole or in part by federal loans or grants, including but not limited to funding received from the U.S. Department of Housing and Urban Development (“HUD”). Covered employees may include officers, administrators, managers, and staff whose duties involve the administration, oversight, accounting, procurement, planning, or implementation of federally funded housing programs or activities. Employees determined to be covered by the Hatch Act shall comply with all applicable federal restrictions regarding partisan political activity while acting in their official capacities or during work time. Nothing in this policy shall be construed to prohibit employees from engaging in lawful political activity in their personal capacities to the extent permitted by applicable law.

III. Permitted Activities (Acting in a Personal Capacity)

HABD employees, when acting in their personal capacity and not in an official capacity, may engage in the following political activities:

- Register and vote as they choose.
- Assist in voter registration drives.
- Express opinions about candidates and issues.
- Contribute money to political organizations.
- Attend political fundraising functions.
- Attend and be active at political rallies and meetings.
- Join and be active members of a political party or club.
- Sign and circulate nominating petitions.
- Campaign for or against candidates in partisan elections.

IV. Prohibited Activities

HABD employees may not:

- Be candidates for public office in a partisan election. An election is considered partisan if any candidate is to be nominated or elected as representing a political party (e.g., Democratic or Republican Party).
- Use official authority or influence to interfere with or affect the results of an election or nomination.
- Directly or indirectly coerce, attempt to coerce, command, or advise a state or local officer or employee to pay, lend, or contribute anything of value to a party, committee, organization, agency, or person for political purposes.
- Use official Authority position to influence or interfere with an election.
- Solicit or discourage political activity of anyone with business before the Authority.
- Solicit or receive political contributions with the exception of certain limited situations by a labor union or other employee organization.
- If an employee is appointed or elected to any public office, that position must not be incompatible with or substantially interfere with the discharge of their official duties. This includes responsibilities related to serving on internal or affiliate boards and committees.
- Engage in political activity while performing work for the Authority in a Housing Authority office, wearing an official uniform or logo, or using a Housing Authority vehicle. Wearing political buttons on duty.
- No employee may use Authority time, program, or property in any manner to promote any political issue or candidate, or to solicit funds for any political purpose or to influence the outcome of any election.

V. Penalties for Violations

If HABD finds that an employee has violated the Hatch Act and that the violation warrants dismissal from employment, HABD must either remove the employee or forfeit a portion of its federal assistance equal to two years' salary of the employee. If, within eighteen months of removal, the employee becomes employed by a state or local agency within the same state, that agency, or the agency from which the employee was removed, may lose some of its federal funding.

VI. Important Considerations

- An employee's conduct is also subject to the laws of the state and the regulations of HABD. Prohibitions of the Hatch Act are not affected by state or local laws.
- Ignorance of the law does not excuse an employee's violation of the Hatch Act.
- Proposed partnerships, events, and other kinds of activities which involve elected officials must be vetted through HABD's Senior Advisor and Chief Strategist and approved by HABD's President and Chief Executive Officer.
- HABD, as a not-for-profit corporation, cannot engage in political activity unless

registered as a Political Action Committee (PAC). A violation can affect the status of the not-for-profit corporation under IRS regulations.

VII. Questions and Guidance

Employees should not rely on the opinions of friends or co-workers when they have questions regarding a specific political activity. For guidance on the Hatch Act, employees should consult with HABD's Human Resources Department. The Office of the Special Counsel (OSC) is an independent federal agency responsible for investigating reports or complaints of Hatch Act violations and provides guidance on the Act.

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

APPROVAL OF HABD REBRANDING NAME CHANGE

July 16, 2026

INTRODUCTION

Leadership of the Housing Authority of the Birmingham District is seeking to rebrand the organization after several decades operating under the aforementioned name. The rebranding efforts can first begin by changing the operating name of the organization, which will then allow HABD to adopt a new identity under the new name.

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain the Board's approval to proceed with an organizational name change to begin the rebranding efforts. Approval of these efforts will allow the organization to implement rebranding during the last month of the 90th anniversary year and continue until the completion of the rebrand.

DESCRIPTION AND JUSTIFICATION

The rebranding of HABD has been a pursuit of the current leadership team for several years. HABD has engaged a consulting firm all in a concentrated effort to reimagine HABD in the very best interest of the organization, the residents we serve, and the employees who work here. The first step in the process is selecting a new name for the organization. HABD leadership would spearhead efforts to rebrand the organization to modernize the name, brand, and logo's, while still operating in an efficient, mission-driven manner. The rebranding would allow HABD to position itself as an entity that provides more than just housing, but real-life solutions to obtaining homeownership, while still providing pathways to opportunities. The agency would move away from the Housing Authority of the Birmingham District name and HABD acronym. The new name of operation would be revealed after board approval, but the new name will have a distinct focus on providing modern solutions to families within the various programs and greater Birmingham area.

POLICY IMPACT

This change in rebranding would require all employees to comply with previous branding policy and any additional policy/rules applied to the new branding guidelines.

ECONOMIC IMPACT/FUNDING SOURCE

None

ATTACHMENTS

Proposed Color Palette

Proposed Font

Proposed Logo- TBD

Timeline of proposed rebranding

ALTERNATIVE

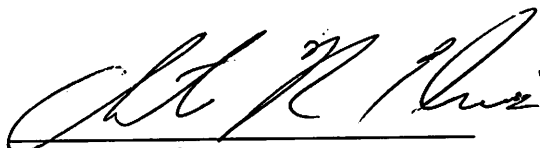
None

RECOMMENDATION

The President/CEO recommends adoption of this Resolution.

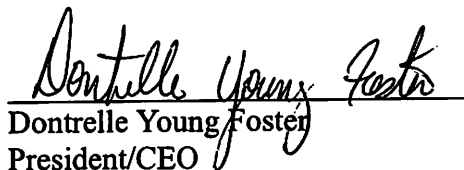
CERTIFICATION

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



Antwan Harris

Director of Strategic Communications



Dontrelle Young Foster

President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2026-12841

Resolution: Approval of New Housing Authority Rebranding Materials

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to implement the rebranding of the Housing Authority of the Birmingham District and use of all approved materials effective August 2026.

Adopted this 16th day of July 2026

Attest:

Chairperson

Dontrelle Young Foster

(Seal)

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

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

Date: Tuesday, July 7, 2026

Department: Real Estate Development

Board of Commissioners' Meeting Date: Thursday, July 16, 2026 @ 1:30 p.m.

Board Agenda Item(s):

1. Approval of Award of Contract for Professional Moving Services
2. Approval to Submit Funding Application for the Redevelopment of Kimbrough Homes
3. Approval to Submit Funding Application for the Development of Palisades Flats
4. Approval to Execute Conversion Agreement for the New Hunter Ridge

Board of Commissioners' Committee Meeting Date/Time: Tuesday, July 7, 2026, at 11:00 A.M.

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

Duration of Presentation: 15 Minutes

Board Agenda Topic (Narrative): None

Extract from Minutes of Committee Meeting: None

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

Department's Committee's Certification:

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

HABD Board Committee Member: Chairwoman Thompson Date: 7/7/26

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

HABD Staff Member: Jennifer Brown Date: 7/7/26

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

Approval of Award of Contract for Professional Moving Services

July 16, 2026

INTRODUCTION

In keeping with its mandate to provide efficient and effective services, the Authority has solicited bids from qualified, licensed, and insured entities for moving services. The Authority has solicited professional moving services to facilitate moves for the relocation of residents at various sites, including Smithfield and 5H Legacy Homeownership. Services may also be provided for internal Agency relocations, such as the Central Office and McCoy Building.

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain board approval for the President and CEO to execute a contract for professional moving services.

DESCRIPTION AND JUSTIFICATION

An Invitation for Bid (IFB) was published to secure a contractor to provide professional moving services for residential and internal Agency relocations. The IFB number B26005 was available for viewing on the HABD website, Housing Agency Marketplace, social media, and in the Birmingham Times. The solicitation had forty-six (46) views.

Three (3) contractors submitted bids in response to the IFB, and one (1) was non-responsive. The bids were reviewed, resulting in 3 P's in a Pod and Buddy Lee's Shipping & Transport submitting the most responsible bid, and both being selected for services. Therefore, HABD recommends awarding contracts to 3 P's in a Pod and Buddy Lee's Shipping & Transport.

POLICY IMPACT

There is no policy impact from this resolution.

ECONOMIC IMPACT/FUNDING SOURCE

The funding sources could be Capital Funds and Operations, with a not-to-exceed value of \$250,000.00 over the span of a two-year contract.

ATTACHMENTS

Copy of RFP
Bid Analysis
Bid Overview
Viewers

ALTERNATIVE

None.

RECOMMENDATION

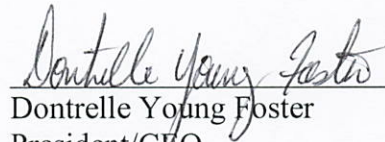
The President/CEO recommends that the Boards approve this request.

CERTIFICATION

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



Jennifer Brown
Director of Real Estate Development



Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2026 - 12839

**RESOLUTION AUTHORIZING APPROVAL OF AWARD OF CONTRACT FOR
PROFESSIONAL MOVING SERVICES**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to execute a contract with 3 P's in a Pod and Buddy Lee's Shipping & Transport to provide Professional Moving Services.

Adopted this 16th day of July 2026

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

APPROVAL TO SUBMIT FUNDING APPLICATION FOR REDEVELOPMENT OF KIMBROUGH HOMES

July 16, 2026

INTRODUCTION

This resolution is to authorize the Housing Authority of Birmingham District President/ CEO to enter into activities and provide documents to support the submission of a 4% Bond application to Alabama Housing and Finance Authority for the redevelopment of Kimbrough Homes.

HABD partnered with Parks Development for the redevelopment of the Kimbrough Homes community. The redevelopment will be a substantial rehabilitation of 231 units. HABD will provide 100% Project-Based Vouchers for all rehabbed units with a RAD/ Section 18 rent blend.

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain authorization for the President and CEO to execute the required documents for a 4% Bond application to support the rehabilitation activities of the Kimbrough Homes.

DESCRIPTION AND JUSTIFICATION

The Master Development Agreement authorized by the HABD Board of Commissioners on November 18, 2021, prioritizes the rehabilitation of Kimbrough Homes, a public housing community with 231 apartments. A 4% Bond application will provide equity to complete the construction activities. Business terms have been identified as an exhibit in the Master Development Agreement and include a long-term ground lease between HABD and the partnership, HABD's participation in the General Partner, the split of the developer fee and cash flow, and other items. In the financial model, the developer does not anticipate requesting any soft funding from HABD.

The development team proposed an August 2026 Bond application submission to the Alabama Housing Finance Authority, with a total development cost of \$27,360,00.00.

POLICY IMPACT

The requested action is consistent with the Authority's plan to improve the quality of assisted housing and to provide quality affordable housing.

ECONOMIC IMPACT/FUNDING SOURCE

Project-based vouchers will be used to provide affordability to residents, which is consistent with the HABD Strategic Plan. The source of the voucher funding could come from our Section 8 funding.

ATTACHMENTS

Master Development Agreement, including business terms.

ALTERNATIVE

None.

RECOMMENDATION

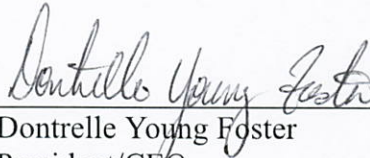
The President/CEO recommends that the Boards approve this request.

CERTIFICATION

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



Jennifer Brown
Director of Real Estate Development



Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2026 - 12842

**RESOLUTION AUTHORIZING APPROVAL TO SUBMIT FUNDING APPLICATION
FOR KIMBROUGH HOMES REDEVELOPMENT**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to complete and submit all required documentation to facilitate a tax credit or other funding applications for the redevelopment of Kimbrough Homes.

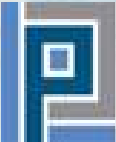
Adopted this 16th day of July 2026

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)



THE PARK COMPANIES
REAL ESTATE DEVELOPMENT



KIMBROUGH HOMES RENOVATION
PRELIMINARY SITE PLAN
JULY 7, 2026

OAK AVE.

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

APPROVAL TO SUBMIT FUNDING APPLICATION FOR THE DEVELOPMENT OF PALISADES FLATS

July 16, 2026

INTRODUCTION

This resolution is to authorize the Housing Authority of Birmingham District President/ CEO to enter into activities and provide documents to support the submission of a Multifamily Housing Revenue Bonds application to the Alabama Housing Finance Authority for the new construction of Palisades Flats.

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain authorization for the President and CEO to execute the required documents for a Multifamily Housing Revenue Bonds application to support new construction of the Palisades Flat, a new multifamily community being developed by Elmington Group.

DESCRIPTION AND JUSTIFICATION

HABD selected the Palisades Flat project located at 323 Palisades Blvd. Birmingham, AL, proposed by developer Elmington Group, for an award of 70 Project-based Vouchers in December, 2025. Palisades Flat will serve as a public housing replacement opportunity in accordance with Thrive 2035. The Memorandum of Understanding prioritizes the activities for a Multifamily Bond application, which will provide equity to fund the construction of Palisades Flat. Business terms have been identified in the MOU to include a long-term ground lease between HABD and the partnership, HABD General Partnership ownership, split of the developer fee, cash flow, and other terms.

The developer, Elmington Group, will complete and submit a Multifamily Bond application, and HABD will form a single asset entity under Magic City Housing and Development Corporation to participate in the partnership.

POLICY IMPACT

The requested action is consistent with the Authority's plan to improve the quality of assisted housing and to provide quality affordable housing.

ECONOMIC IMPACT/FUNDING SOURCE

Project-based vouchers will be used to provide affordability to residents, which is consistent with the HABD Strategic Plan. The vouchers will be public housing replacement units provided by HUD.

ATTACHMENTS

Memorandum of Understanding including Business Terms.

ALTERNATIVE

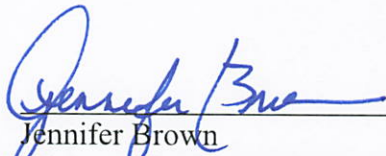
None.

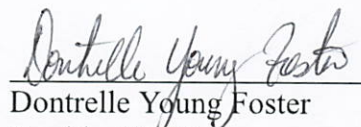
RECOMMENDATION

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

CERTIFICATION

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



Jennifer Brown
Director of Real Estate Development

Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2026 -12843

**RESOLUTION AUTHORIZING APPROVAL TO SUBMIT FUNDING APPLICATION
FOR DEVELOPMENT OF PALISADES FLATS**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to complete and submit all required documentation to facilitate a tax credit or other funding application for the development of Palisades Flats.

Adopted this 16th day of July 2026

Attest:

Chairperson

Dontrelle Young Foster, Secretary

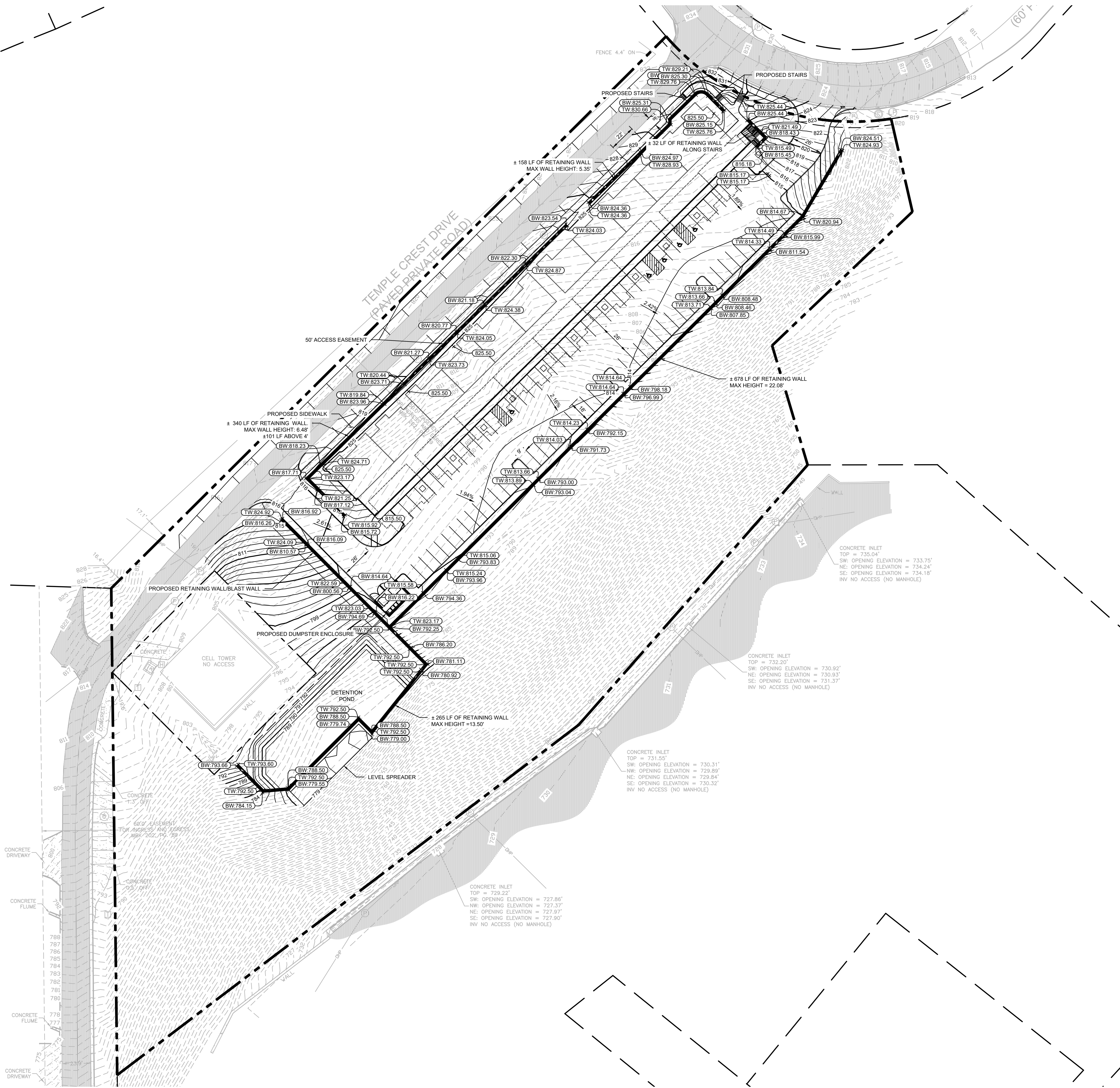
(Seal)



Palisades Flats Overview

Located at 323 Palisades Blvd, Birmingham, AL 35209 on a 5.73 acre parcel, Palisades Flats is a 70-unit affordable housing development catered towards the family demographic. The proposed unit mix is comprised of 2,3, and 4-bedroom units, all with spacious layouts and high-end finishes such as granite countertops, stainless steel appliances, and in-unit washers and dryers. The project will also include ample amenities such as a clubhouse with onsite leasing and management, a fitness center, and community space. Palisades Flats will be financed by tax-exempt bonds and 4% low income housing tax credits from Alabama Housing Finance Corporation. The project will be developed by Elmington, an affordable housing developer with experience developing over 13,000 affordable homes across the country, including 475 units in Alabama. Palisades Flats will be constructed by Elmington Construction and managed by Elmington living. The project anticipates closing in the second quarter of 2027 and will begin lease-up towards the end of 2029.

Drawing name: K:\BIR_DS118129145_Elmington Palisades Blvd - Birmingham, AL\CAD\Plansheets\C2.00 - SITE PLAN - Copy.dwg C2.00 SITE PLAN May 19, 2026 5:38pm by Colton Smith



SITE DEVELOPMENT SUMMARY	
SITE SUMMARY:	
CURRENT ZONING:	###
PROPOSED ZONING:	###
SITE AREA:	#### ACRES
IMPERVIOUS AREA:	#### ACRES (####%)
PERVIOUS AREA:	#### ACRES (####%)
MAX. BUILDING HEIGHT:	75 FT
TOTAL DISTURBED AREA:	#### ACRES
BUILDING SETBACK:	
FRONT:	0 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE SETBACK:	
FRONT (ROW):	5 FT
SIDE:	0 FT
REAR:	0 FT
PROPOSED LAND USES & DENSITIES:	
MULTIFAMILY RESIDENTIAL	80 UNITS
PARKING SUMMARY:	
REQUIRED PARKING:	120 SPACES (TOTAL)
MULTIFAMILY (70 UNITS)	120 SPACES (1.5/UNIT)
PROPOSED PARKING:	121 SPACES (TOTAL)
MULTIFAMILY RESIDENTIAL	121 SPACES (1.51/UNIT)
STANDARD	73 SPACES
PARALLEL	43 SPACES
HANDICAP	5 SPACES

- SITE NOTES**
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY #####, DATED ##### AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
 - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY #####, DATED #####.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE NOTES	
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	LANDSCAPE BUFFER LINE
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	STANDARD DUTY CONCERTE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK
(10)	PARKING COUNT

Kimley»Horn
67028 KIMLEY-HORN AND ASSOCIATES, INC.
2 BIRMINGHAM, ALABAMA 35203
PHONE (205) 558-6645
WWW.KIMLEY-HORN.COM

ELMINGTON
1030 16TH AVE S, SUITE 500
NASHVILLE, TN 37212
PHONE: 864-762-1207

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

ELMINGTON
PALISADES BLVD
500 PALISADES BLVD, BIRMINGHAM, AL 35209

PRELIMINARY
NOT FOR CONSTRUCTION
05/19/2026

DRAWN BY	KAA
DESIGNED BY	KAA
REVIEWED BY	RTC
DATE	5/19/26
PROJECT NO.	118129145
TITLE	CONCEPT SITE PLAN
SHEET NUMBER	EX-01

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

APPROVAL TO EXECUTE THE CONVERSION AGREEMENT FOR GENERAL PARTNER OWNERSHIP OF THE NEW HUNTER RIDGE

July 16, 2026

INTRODUCTION

New Hunter Ridge is a 330-unit affordable housing community currently owned by the Hall Group and refinanced with a substantial rehabilitation through private funding and Alabama Housing Finance Authority (AHFA) 4% Low-Income Housing Tax Credits and tax-exempt bonds. HABD seeks to gain full General Partner ownership of the property through a transfer of ownership by conversion agreement. The Conversion Agreement provides certainty to financing partners and establishes a clear pathway for the planned ownership transition, consistent with the project's partnership structure and AHFA transfer requirements.

PURPOSE AND OBJECTIVE

To authorize the President and Chief Executive Officer (President and CEO) to negotiate, finalize, and execute the Conversion Agreement and any related documents necessary to effectuate the due diligence process and then the ultimate transfer of Hall Group's General Partner ownership interest in New Hunter Ridge to HABD following stabilization of the property, subject to review and approval by legal counsel and consistent with the feasibility, financing requirements of AHFA, the tax credit investor, and other project financing documents.

DESCRIPTION AND JUSTIFICATION

This transaction is a key component of HABD's broader redevelopment strategy to modernize its aging housing portfolio while minimizing resident displacement and ensuring the continued availability of quality affordable housing throughout Birmingham. Approval of this action also supports HABD's long-term strategic redevelopment and preservation goals by securing future ownership and operational control of a significant affordable housing asset.

Upon stabilization, New Hunter Ridge will become a 330-unit Project-Based Voucher (PBV) community, providing a critical source of replacement housing for residents temporarily relocated from HABD's legacy public housing communities as they undergo redevelopment.

Business terms include ownership fees at \$1000.00 plus operating expenses not to exceed \$250,000.00, returning deferred development fee, and aggregate caps on any operating deficits not to exceed \$250,000.00.

At the time of conversion, which is anticipated to be about three years away, if HABD determines it is not in its best interest to purchase General Partner ownership of the New Hunter Ridge, a punitive fee of up to \$250,000.00 could be imposed on the Authority.

POLICY IMPACT

The requested action is consistent with the Authority's plan to improve the quality of assisted housing and to provide quality affordable housing.

ECONOMIC IMPACT/FUNDING SOURCE

There is no immediate fiscal impact associated with this authorization. The future ownership conversion will occur in accordance with the terms of the partnership agreement, financing documents, and the Conversion Agreement.

ATTACHMENTS

None.

ALTERNATIVE

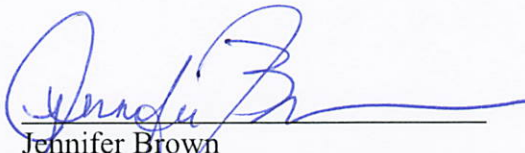
None.

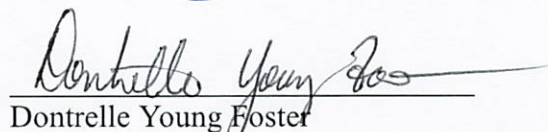
RECOMMENDATION

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

CERTIFICATION

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


Jennifer Brown
Director of Real Estate Development


Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2026 -12844

**RESOLUTION AUTHORIZING APPROVAL TO EXECUTE THE CONVERSION
AGREEMENT FOR THE NEW HUNTER RIDGE**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to execute and submit all required documentation to facilitate the transfer of General Partner ownership of the New Hunter Ridge to the Housing Authority of the Birmingham District.

Adopted this 16th day of July 2026

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)