



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

April 3, 2025

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, April 17, 2025, 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
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Alyshia Cook, Commissioner

Regular Meeting of the Board of Commissioners

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

Thursday, April 17, 2025

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, March 20, 2025
Approval of Minutes, Public Hearing, March 20, 2025
- b. President/CEO's Report
- c. Presentation of Cumulative Low-Income Housing Finance Report for the Period Ended March 31, 2025
- d. Resolution 2025-12774, Approval of Charge-Offs for Period Ended March 31, 2025

V. Old Business

- a. Choice Neighborhoods Implementation (CNI) Update

VI. New Business

VII. Real Estate Development

- 1. Approval of Sale of Single-Family Homes in the 5(H) Program

Board Agenda
April 17, 2025
Page 2

- VIII. Person(s) Desiring to Speak before the Board of Commissioners**
- IX. Executive Session**
- X. Adjournment**

**MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
HELD ON MARCH 20, 2025**

The Commissioners of the Housing Authority of the Birmingham District met in a regular session at 1:30 p.m. on March 20, 2025, at the George W. McCoy Facility located in Birmingham, Alabama. The meeting was called to order by Vice-Chairwoman Barnes, and upon roll call, those present and absent were as follows:

PRESENT:

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

VIRTUAL:

DeJuana L. Thompson, Chairwoman

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 and Programs Officer
Ken Foreman, Director of Public Safety
Roger Malone, Public Safety Assistant
Kelley Terry, Policy & Planning Analyst
Keaira Turner, Director of Strategic Communications
Toraine Clausell, Director of IT Infrastructure & Operations
Tyerra Henderson, General Counsel
Mary Jackson, Executive Assistant
Alicia Bibbs, Executive Office Coordinator

Vice-Chairwoman Barnes declared a quorum was present.

Adoption of Agenda

Vice-Chairwoman Barnes acknowledged the adoption of the agenda. The agenda was adopted as presented.

Consent Agenda

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

- a. The Regular Meeting Minutes of February 20, 2025, were approved.
- b. The President/CEO's Report was accepted.
- c. The Cumulative Low-Income Housing Finance Report for the Period Ending February 28, 2025, was approved.
- d. **Resolution 2025 – 12769**, 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 February 28, 2025, the following resident accounts, which were up to 30 days old or more and considered uncollectible.

Elyton Village, Ala. 1-1-----	\$ 654.00
Southtown Court, Ala.1-4R-----	5,936.50
Marks Village, Ala.1-6 -----	0.00
Smithfield Court, Ala. 1-9-----	4,471.00
Tom Brown Village, Ala.1-10-----	0.00
Morrell Todd Homes, Ala.1-11-----	2,764.00
Collegeville Center, Ala.1-13-----	11,879.00
Harris Homes, Ala. 1-14-----	0.00
North Birmingham Homes, Ala.1-16-----	8,583.00
Cooper Green Homes, Ala.1-17-----	0.00
Kimbrough Homes, Ala.1-18-----	357.00
Benjamin Green Village, Ala.1-23-----	1,414.00
Roosevelt City, Ala. 1-30-----	0.00
Tuxedo I Ala 1-34 -----	0.00
Tuxedo II Ala 1-35-----	0.00
Mason City I Ala 1-40-----	0.00
Mason City III Ala 1-42-----	0.00
Freedom Manor Ala 1-21-----	0.00
Total	\$ 36,058.50

When called upon, the following voted as indicated:

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

Vice-Chairwoman Barnes indicated that said motion carried.

Old Business

There was no old business for discussion.

New Business

For new business, President Foster called Mr. Seth Embry. Mr. Embry, Senior Advisor and Chief Strategist, provided updates regarding HABD's response to the recent fluctuations in the federal government and information regarding the potential shutdown of government services. He indicated that the President and Congress reached an agreement to adopt a four-year funding bill. This bill will continue funding for the remainder of the fiscal year and increase funding for Section 8 and Section 8 Project-Based Rental Assistance (PBRA).

Mr. Embry noted that HABD's staff works diligently to stay updated on the latest information by using social media and engaging with various agencies. Recently, the executive team traveled to Washington, DC, to attend the NAHRO conference, where they met with Senators to provide an update on housing activities and stress the importance of the partnership between Public Housing Authorities (PHAs) and the federal government. Our goal is to allocate funds effectively to achieve our objectives over the next five years. We are also developing a Q&A with other stakeholders to support our mission of providing affordable housing, stated Mr. Embry.

Housing Operations

1. Approval of Award of Contract for Court-Ordered Property Removal Services

Vice-Chairwoman Barnes acknowledged the Approval of Award of Contract for court-ordered property removal services. Mr. Larry Williams, Chief Housing and Programs Officer, stated that the purpose of this request is to provide court-ordered removal services for the various housing communities.

HABD issued an Invitation for Bid (IFB) from contractors and individual firms for court-ordered property removal services. The solicitation was advertised in the Birmingham Times, on the Housing Agency Marketplace, and on HABD's website. Seven (7) contractors submitted bids. Henley & Young, LLC submitted the most responsive and responsible bid. Mr. Williams noted that if Henley & Young were unavailable, HABD would proceed with the next lowest bidder, Supreme Clean, LLC.

The contractor will work with the regional supervisor or designated representative at each site to access the selected occupied and unoccupied units in order to remove all contents left behind by previous residents. After a brief discussion, upon motion by Commissioner Pantazis and seconded by Commissioner Cook, the following resolution was unanimously adopted:

RESOLUTION NO. 12770

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 Henley & Young, LLC for court-ordered property removal services. If Henley & Young is not available, HABD will proceed with the next lowest bidder, which is Supreme Clean, LLC.

When called upon, the following voted as indicated:

YEA
Vice-Chairwoman Barnes
Commissioner Hood
Commissioner Pantazis
Commissioner Cook

NAY

ABSTAINED

Vice-Chairwoman Barnes indicated the motion carried.

Real Estate Development**1. Approval of Award of Contract for Real Estate Advisory Services**

Vice-Chairwoman Barnes acknowledged the Approval of Award of Contract for Real Estate Advisory Services. Mr. Seth Embry, Senior Advisor and Chief Strategist, stated that this request seeks board approval to authorize the President and CEO to sign a contract with a real estate advisory firm for their services to HABD.

HABD has issued a Request for Proposals (RFP) from qualified firms to support its strategic plan, which aims to redevelop public housing communities, acquire affordable and mixed-finance properties, and plan large-scale neighborhood transformation initiatives. The solicitation was advertised in the Birmingham Times, on the Housing Agency Marketplace, and through social media. A total of forty-five (45) contractors viewed the solicitation, and six (6) proposals were submitted. After evaluating all the proposals, HABD recommended awarding the contract to EJP Consulting Group, LLC, which received the highest score. After a brief discussion, upon motion by Commissioner Pantazis and seconded by Commissioner Cook, the following resolution was unanimously adopted.

RESOLUTION NO. 12771

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 for real estate advisory services to EJP Consulting Group.

When called upon, the following voted as indicated:

YEA
 Vice-Chairwoman Barnes
 Commissioner Hood
 Commissioner Pantazis
 Commissioner Cook

NAY

ABSTAINED

Vice-Chairwoman Barnes indicated that said motion carried.

2. **Approval of Operating Budgets for RAD Project-Based Voucher Properties**

Vice-Chairwoman Barnes acknowledged the Approval of Operating Budgets for Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) Sites for the Park at Sydney Drive and Villas at Titusville. Mr. Seth Embry, Senior Advisor and Chief Strategist, explained the significance of maintaining a reserve for the ongoing provision of affordable housing. He noted that the Department of Housing and Urban Development (HUD) requires the Board of Commissioners to review and approve the operating budgets of RAD PBV developments to ensure that the necessary deposits are made. The management teams for the Park at Sydney Drive and Villas at Titusville have submitted their operating budgets and statements for 2025, indicating that the required deposits are included in the budget and scheduled as part of the monthly payments.

Mr. Embry asked if there were any questions. There were no questions or comments on this matter. Upon motion by Commissioner Cook and seconded by Commissioner Pantazis, the following resolution was unanimously adopted.

RESOLUTION NO. 12772

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the 2025 operating budgets for HABD's RAD PBV Developments for the Park at Sydney Drive and Villas at Titusville have been reviewed and demonstrate that each project is making deposits into the required Reserve for Replacement Accounts per HUD regulations.

When called upon, the following voted as indicated:

YEA
 Vice-Chairwoman Barnes
 Commissioner Hood
 Commissioner Pantazis
 Commissioner Cook

NAY

ABSTAINED

Vice-Chairwoman Barnes indicated that said motion carried.

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

There were no persons desiring to speak before the Board of Commissioners.

Executive Session

Vice-Chairwoman Barnes acknowledged the executive session. President Foster indicated that the purpose of the executive session was to discuss a personnel matter, which was appropriate for an executive session. Upon motion by Commissioner Hood and seconded by Commissioner Cook, the Board went into executive session for approximately thirty-five minutes.

When called upon, the following voted as indicated:

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

Vice-Chairwoman Barnes indicated that said motion carried.

After the executive session, Vice-Chairwoman Barnes reconvened the meeting and called for a motion to exit the executive session. Commissioner Pantazis made the motion, which was seconded by Commissioner Hood.

When called upon, the following voted as indicated:

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

Vice-Chairwoman Barnes indicated that said motion carried and the meeting was resumed.

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

Chairperson

ATTEST:

Secretary

**MINUTES OF THE PUBLIC HEARING OF THE
HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
HELD ON MARCH 20, 2025**

The Commissioners of the Housing Authority of the Birmingham District held a Public Hearing on March 20, 2025, at 2:26 p.m. at the George W. McCoy Facility located in Birmingham, Alabama, to present the PHA Annual Plan for FY2026. The meeting was called to order by Vice-Chairwoman Barnes, and upon roll call, those present and absent were as follows:

PRESENT:

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

VIRTUAL:

DeJuana L. Thompson, Chairwoman

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 and Programs Officer
Ken Foreman, Director of Public Safety
Roger Malone, Public Safety Assistant
Kelley Terry, Policy & Planning Analyst
Keaira Turner, Director of Strategic Communications
Toraine Clausell, Director of IT Infrastructure & Operations
Tyerra Henderson, General Counsel
Mary Jackson, Executive Assistant
Alicia Bibbs, Executive Office Coordinator

Vice-Chairwoman Barnes declared a quorum was present.

Adoption of Agenda

Vice-Chairwoman Barnes acknowledged the adoption of the agenda. The agenda was adopted as presented.

Presentation of the HABD PHA Plan for Fiscal Year (FY) 2026

Vice-Chairwoman Barnes acknowledged that this was a Public Hearing to present the Housing Authority of the Birmingham District's Annual Plan for Fiscal Year 2026 and turned the floor over to President Foster. President Foster called Ms. Kelly Terry, Policy and Planning Analyst. Ms. Terry stated that HABD is required to submit a Public Housing Authority (PHA) Plan to HUD, which includes a Five-year Plan and Annual Plan, in accordance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA). Ms. Terry indicated that the PHA Plan outlines the management operations and capital planning of the Public Housing Agency. The plan has to be submitted to the Department of Housing and Urban Development (HUD) 75 days before the start of the fiscal year. It serves as a framework to ensure local accountability and provides easy access to the PHA's policies, rules, and requirements.

The Plan is organized into eight sections: revisions, new activities, progress reports, capital improvements, recent audit reports, Resident Advisory Board comments, Local Official Certification, and the PHA Civil Rights Compliance Certification. The objective of the public hearing was to present the plan goals and changes, invite public comments, and secure Board approval for submission to HUD.

Ms. Terry briefly highlighted key revisions to the annual plan and gave an update on the new activities for fiscal year 2026. The final portion of the plan includes the Mayor's Certification, indicating that the plan was aligned with the City of Birmingham's Consolidated Plan and the PHA Civil Rights Compliance Certification.

Next, Ms. Melanie Baker, Director of Finance, presented the Capital Fund-Five Year Action Plan update. Ms. Baker indicated that PHAs who receive funding from the Capital Fund Program (CFP) are required to submit a Capital Fund Five-Year Action Plan to HUD. The PHA has to reference the most recent HUD-approved Capital Fund 5-Year Action Plan in the EPIC system. The capital funds are designated for approximately four years. The authority is required to obligate 100 percent within the first two years and has four years to expend the funds.

After the presentations, Ms. Terry asked if there were any questions or comments from the commissioners. The board had no questions or comments. Vice-Chairwoman Barnes asked if there were any questions or comments from the public related to the Annual Plan. There were no public comments or questions presented.

1. Approval of the HABD PHA Annual Plan for Fiscal Year (FY) 2026

Ms. Terry presented the Request for Board Action to the Board to approve HABD's Annual Plan for FY2026. Upon motion by Commissioner Pantazis and seconded by Commissioner Cook, the following resolution was unanimously adopted:

RESOLUTION NO. 12773

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham

District that the Chairman be and she is hereby authorized to execute the required documents for submission of the HABD FY2026 PHA Annual Plan and 2025-2029 Five-Year Plan to HUD.

RESOLVED FURTHER that the President/CEO be and she hereby is authorized to attest to the submission of the HABD FY2026 PHA Annual Plan and 2025-2029 Five-Year Plan document as referenced above.

When called upon, the following voted as indicated:

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

Vice-Chairwoman Barnes indicated that said motion carried.

Vice-Chairwoman Barnes thanked Ms. Terry and the staff for their presentation. 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

April 17, 2025

President/CEO's Report

1. For March 2025, HABD currently earned a 99.82% occupancy rate with a PIC Score of 96.60 for the Low-income Public Housing Program. The Housing Choice Voucher Program currently has a lease-up rate of 91% and PIC Score of 98%. These performance metrics are a reflection of how quickly units are readily available for new residents and vouchers made available to tenants, creating housing opportunities for residents, and directly impacting agency performance status and maintaining federal funding.
2. On Tuesday, April 8, 2025, HABD Leadership presented during the Land Bank's *Building Birmingham: Accelerate Your Dream to Homeownership*, sharing with attendees on our Homeownership programs and opportunities. The presentation is part of a broader focus on sharing resources and creating more opportunities for homeownership in the next five years for our communities.
3. HABD leadership traveled to several conferences and visited other public housing authorities in order to engage in discussions to identify ways to advance our mission of providing the highest standard of affordable housing. Learning from other agencies and industry professionals will be essential as we look for creative and diverse solutions to serve our residents and reimagine affordable housing.
 1. The U.S. Housing and Community Development Conference and Expo in Dallas, Texas on April 1 - 2, 2025, which aimed at sharing diverse approaches to areas such as community planning, design, finance and partnerships. The event is attended by housing developers, housing authorities and other industry professionals.
 2. The National Community Reinvestment Coalition's Just Economy Conference on March 26 - 27, 2025, in Washington, D.C. The annual conference focuses on harnessing banking and lender capital for community development activities.
 3. On Monday, March 18, 2025, HABD Leadership visited the Columbus Metropolitan Housing Authority. The meeting was vital to HABD redevelopment efforts and included a collaborative session on real estate strategies with their staff and a comprehensive site tour.

4. The Office of Constituent Concerns (OCC) received a total of thirty-four (34) concerns for the month of March 2025. The Housing Choice Voucher Programs/Section 8 received twenty-one (21) concerns, with main areas of concern related to rent payments, inspections, application status, and waiting list updates. The Public Housing/Intake department received eleven (11) concerns regarding housing assistance and housing application status. The OCC received two (2) general inquiries related to Homeownership and IT Help. A completion rate of 100% was achieved.

DYF/db

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

HABD Staff Representative: Melanie Baker, Director of Finance

Date: April 9, 2025

Department: Finance and Accounting

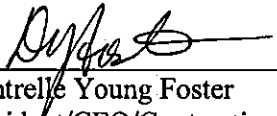
Board of Commissioners' Meeting Date: Thursday, April 17, 2025 at 1:30 p.m.

Board Agenda Item(s):

1. Monthly Financial Report
2. Charge-offs for the Month of March 2025
3. Contract Register

Board of Commissioners' Committee Meeting Date/Time: Wednesday, April 9, 2025 3:00 p.m.

Approved by:


Dontrelle Young Foster
President/CEO/Contracting Officer

Date

4/7/2025

Duration of Presentation: 10 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: Vice-Chairwoman Barnes

Date:

HABD Board Committee Member: Commissioner Pantazis

Date:

HABD Staff Member: Melanie Baker

Date:



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

April 17, 2025

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 March 31, 2025, 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	\$0.00
Southtown	ALA 1-4	\$0.00
Marks Village	ALA 1-6	\$25,146.08
Smithfield Court	ALA 1-9	\$0.00
Tom Brown Village	ALA 1-10	\$369.00
Morrell Todd	ALA 1-11	\$14,153.00
Collegeville Center	ALA 1-13	\$226.00
Harris Homes	ALA 1-14	\$0.00
North Birmingham Homes	ALA 1-16	\$2,349.00
Cooper Green Homes	ALA 1-17	\$0.00
Kimbrough Homes	ALA 1-18	\$3,639.00
Benjamin Greene/Roosevelt	ALA 1-23/30	\$8,999.79
Tuxedo I	ALA 1-34	\$0.00
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	\$54,881.87

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 APRIL 17, 2025)**

FOR PERIOD ENDED MARCH 31, 2025

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	0	-	-	-	-	-	-	-	-	654.00
Southtown AL 1-4R	0	-	-	-	-	-	-	-	-	5,936.50
Marks Village AL 1-6	6	25,146.08	-	-	-	-	-	-	25,146.08	-
Smithfield Court AL 1-9	0	-	-	-	-	-	-	-	-	4,471.00
Tom Brown AL 1-10	1	444.00	-	-	-	-	(75.00)	-	369.00	-
Morell Todd AL 1-11	3	13,192.00	-	961.00	-	-	-	-	14,153.00	2,764.00
Collegeville AL 1-13	1	-	-	-	301.00	-	(75.00)	-	226.00	11,879.00
Harris Homes AL 1-14	0	-	-	-	-	-	-	-	-	-
North Birmingham AL 1-16	2	1,959.00	-	390.00	-	-	-	-	2,349.00	8,583.00
Cooper Green AL 1-17	0	-	-	-	-	-	-	-	-	-
Kimbrough AL1-18	3	3,556.00	-	308.00	-	-	(225.00)	-	3,639.00	357.00
Benjamin Greene AL 1-23	1	8,749.79	-	250.00	-	-	-	-	8,999.79	1,414.00
Roosevelt City AL 1-30	0	-	-	-	-	-	-	-	-	-
Tuxedo Court I AL-134	0	-	-	-	-	-	-	-	-	-
Tuxedo Court II AL-135	0	-	-	-	-	-	-	-	-	-
Mason City Homes III AL-142	0	-	-	-	-	-	-	-	-	-
Freedom Manor AL-621	0	-	-	-	-	-	-	-	-	-
Grand Total	17	53,046.87	-	1,909.00	301.00	-	(375.00)	-	54,881.87	36,058.50

	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 2023	30	41,691.41	36	99,568.27	275.89	36	99,568.27	-	99,292.38
November 2023	25	62,676.13	20	109,535.11	1,157.40	20	109,535.11	-	108,377.71
December 2023	19	21,076.91	13	32,479.71	1,582.00	13	32,479.71	-	30,897.71
January 2024	62	94,617.31	22	88,948.16	3,395.26	22	88,948.16	-	85,552.90
February 2024	32	54,328.81	24	59,179.87	11,027.30	24	59,179.87	-	48,152.57
March 2024	19	37,872.40	39	58,907.13	8,271.68	39	58,907.13	-	50,635.45
April 2024	20	50,123.94	28	117,648.41	2,048.33	28	117,648.41	-	115,600.08
May 2024	20	59,180.13	36	76,534.32	4,568.87	36	76,534.32	-	71,965.45
June 2024	25	42,829.57	21	47,745.57	1,308.37	21	47,745.57	-	46,437.20
July 2024	39	104,396.01	55	165,348.66	2,817.91	55	165,348.66	-	162,530.75
August 2024	40	94,863.77	34	72,799.83	3,159.11	34	72,799.83	-	69,640.72
September 2024	36	86,380.50	29	76,595.80	5,640.31	29	76,595.80	-	70,955.49
October 2024	17	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	14	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	-	-	-	44,616.82
									-
									-
									-
Running Year Total		1,198,655.14	464	1,312,134.45	80,001.10	447	1,280,320.98	-	1,232,133.35

Dontrelle Young-Foster
President/CEO

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

HABD Staff Representative: Seth Embry, Senior Advisor and Chief Strategist

Date: April 7, 2025

Department: Real Estate Development

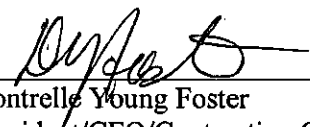
Board of Commissioners' Meeting Date: Thursday, April 17, 2025 at 1:30 p.m.

Board Agenda Item(s):

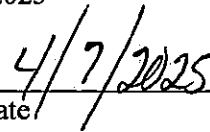
1. Authorization of Sale of Single-Family Homes in the 5(h) Program

Board of Commissioners' Committee Meeting Date/Time: April 9, 2025

Approved by:


Dontrelle Young Foster
President/CEO/Contracting Officer

Date:



Duration of Presentation: 10 Minutes

Board Agenda Topic (Narrative): None

Extract from Minutes of Committee Meeting: None

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

Department's Committee's Certification:

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

HABD Board Committee Member: Chairwoman Thompson

Date:

HABD Board Committee Member: Vice-Chairwoman Barnes

Date:

HABD Staff Member: Seth Embry

Date:

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

Authorization of Sale of Single-Family Homes in the 5(h) Program April 17, 2025

INTRODUCTION

HABD previously received approval from HUD to operate a Public Housing Homeownership program ("5(h)") through which the single-family houses in Tuxedo and Mason City were built. HABD operates this program as "The Living Legacy Homeownership Program (LLHP)." Homes under the program must be sold to eligible households at the appraised value. Households enrolled can purchase the home outright, and some participated in a lease-purchase program.

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain authorization to sell the homes to eligible purchasers in accordance with HUD regulations. Purchasers must be income-eligible according to HUD standards. Residents of public housing and Housing Choice Voucher participants have a preference for participation.

DESCRIPTION AND JUSTIFICATION

HABD has successfully renovated several homes in the Mason City and Tuxedo-Ensley areas and potentially eligible purchasers have provided mortgage pre-approval letters from lenders. In addition to these homebuyers, HABD continues to renovate houses when the LLHP participant who occupies the home is nearly purchase-ready to decrease the potential time renovated houses are vacant, and ensure the pre-approval does not expire prior to the sale. In order to expedite the sale of the homes under the program, this request is to authorize the President and CEO to enter into a purchase and sale agreement, secondary mortgage, and close the real estate transactions for the identified houses (see attachment). According to HUD regulations, these homes will also be released from the Declaration of Trust and the title and ownership transferred to the purchaser. Periodic reports will be provided to the Board of Commissioners as purchase and sale agreements are executed, and secondary mortgages issued.

HABD will provide a secondary mortgage for the difference between the sales price and the purchaser's mortgage limit, minus any escrow and financial assistance obtained by the purchaser. The secondary mortgage amounts will be determined as underwriting progresses. The following homes are undergoing final underwriting to complete the sale.

2046 Avenue O Ensley, Birmingham, AL. 35218
Sales Price: \$187,000

1529 17th Street North Birmingham, AL 35204
Sales Price: \$173,000

1917 16th Street SW Birmingham, AL 35218
Sales Price: *Pending Appraisal*

1912 15th Way SW Birmingham, AL 35218
Sales Price: \$149,000

POLICY IMPACT

HABD's Annual Plan proposes the sale of these houses, and this process is in compliance with HABD's approval from HUD.

ECONOMIC IMPACT/FUNDING SOURCE

HABD will be paid the fair market value of the homes, minus the amount of the secondary mortgage.

ATTACHMENTS

Complete list of homes to be sold in the 5(h) program.

ALTERNATIVE

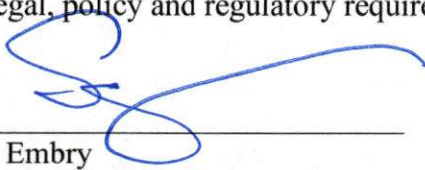
No alternatives are available.

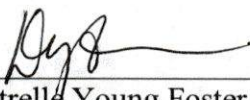
RECOMMENDATION

The President/CEO recommends adoption of this Resolution.

CERTIFICATION

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



Seth Embry
Senior Advisor and Chief Strategist

Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2025-12775

Resolution Authorization of Sale of Single-Family Homes in the 5(h) Program

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that:

Section 1: The Housing Authority of the Birmingham District is the fee owner of the properties attached and desires to dispose of the attached properties at fair market value as determined by an independent appraiser.

Section 2. That the President and CEO, Dontrelle Young Foster, is authorized to enter into a purchase and sale agreement for the above list properties at fair market value as determined by an independent appraiser and dispose of the above listed properties in conjunction with the homeownership program administered by the Housing Authority of the Birmingham District (HABD) to foster homeownership and promote a new generation of homebuyer, known as Living Legacy Homeownership Program (LLHP) and subject to related title requirements.

Section 3. That the President and CEO, Dontrelle Young Foster, is authorized to enter into a secondary mortgage to Purchaser in an amount up to the difference between the Purchaser's income-based financing eligibility and the Purchase Price of the Property and pursuant to such terms and conditions as required under LLHP, provided funding availability exists and program eligibility remains.

Section 4. That the President and CEO, Dontrelle Young Foster, is authorized to submit to HUD a request to release the Declaration of Trust for each of the properties to effectuate their sale.

Section 5. That the President and CEO, Dontrelle Young Foster, is authorized to close the real estate transaction(s) related to the above properties and transfer title and ownership of the above listed properties as required by law and where applicable, in conjunction with LLHP and sign such other documents as recommended by Real Estate Legal Counsel to facilitate sale of the above Properties.

Adopted this 17th day of April 2025.

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)