July 7, 2020

Mr. Cardell Davis, Chairman
Dr. Morrell Todd, Vice Chairman
Ms. Willie J. Lewis, Commissioner
Mr. Dennis G. Pantazis, Commissioner
Dr. Anthony C. Hood, Commissioner
Birmingham, AL 35233

NOTICE OF 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 at 12:00 noon Thursday, July 16, 2020, at the George W. McCoy Facility, located at 1301 25th Avenue North, Birmingham, Alabama 35204. The meeting is via Live Stream for Public viewing. To access go to HABD.org for more information.

Sincerely,

Dontrelle Foster
Interim President/CEO

DF: alb
Regular Board of Commissioners Meeting
The George W. McCoy Building
1301 25th Avenue N
Birmingham, AL 35204

Link: https://us02web.zoom.us/j/81232846716
?pwd=MZXxOWZBYVU5aHhOOGwU0UoN9ZUT09

Thursday, July 16, 2020
12:00 p.m.

Agenda

I. Call to Order

II. Moment of Silence

III. Roll Call

IV. Adoption of Agenda

V. Approval of Minutes

1. Regular Meeting, May 21, 2020
2. Special Meeting, June 8, 2020
3. Regular Meeting, June 18, 2020

VI. Old Business

VII. New Business
   • Discussion of President/CEO Performance Evaluation

VIII. Interim President/CEO’s Report

IX. Financial Services

1. Presentation of Cumulative Low-Income Housing Finance Report for Period Ended May 31, 2020
2. Approval of Charge-Offs for Period Ended June 30, 2020

1826 3rd Avenue, South, P.O. Box 55906, Birmingham, Alabama 35255-5906
Telephone (205) 324-0641
XI. **Staff Report**

1. Public Safety Report
2. Director of Communications Report
3. Community Engagement
4. Real Estate Development

XII. **Adjournment**
MINUTES OF REGULAR VIRTUAL MEETING OF THE COMMISSIONERS OF 
HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT 
HELD ON MAY 21, 2020

The Commissioners of the Housing Authority of the Birmingham District met in a regular session at 12:00 noon. on May 21, 2020, at the George W. McCoy Facility and via Zoom video conferencing. The meeting was called to order by Chairman Davis and upon roll call, those present were as follows:

PRESENT:

Cardell Davis, Chairman  
Morrell Todd, Vice-Chairman

ONLINE:

Dennis G. Pantazis, Commissioner  
Anthony C. Hood, Commissioner  
Willie J. Lewis, Commissioner

ALSO, PRESENT:

Don'trelle Foster, Interim President/CEO  
Carolyn Avington, Chief Financial Officer  
William Blankenship, VP of Housing Operations  
Calandra Jefferson-Mitchell, VP of Human Resources  
Connie McLaurin, Housing Operations Manager  
Sherea Harris-Turner, Director of Communications  
Ken Foreman, Director of Public Safety  
Cory Stallworth, VP of Real Estate Development  
Carl Edwards, Director of Procurement  
Jameria Johnson-Moore, Sperling & Moore  
Kangi Drake, VP of Assisted Housing  
Kizzy Holmes, Administrative Assistant  
Alicia Bibbs, Executive Assistant

The Chairman declared a quorum was present.

A moment of silence was observed.

Adoption of Agenda

Chairman Davis presented the Agenda. The agenda was adopted as presented.
Approval of Minutes

Chairman Davis presented Approval of the Minutes for Special Meeting, April 28, 2020. Upon motion by Vice-Chairman Todd and seconded by Commissioner Hood the minutes were approved.

Old Business

There was no old business for discussion.

New Business

For new business, Chairman Davis inquired as to an update on the CARES Act Funds. Interim President Foster noted that she planned to update the Board on this during her report.

During new business, Chairman Davis expressed condolences for the passing of Ms. Parlee Spidell a resident of Smithfield Court and a member of Smithfield Walk Club.

President/CEO Report

Interim President Foster reported on COVID19 in public housing. She indicated that several partners were providing mobile testing at various housing communities. Testing began April 24, 2020, at Morton Simpson, Tom Brown, Marks Village and Collegeville Court. A total of 143 people had been tested. Additional testing was performed at Tuxedo Terrace, Elyton Village, Smithfield Court, Cooper Green and Kimbrough Homes. The partners were working to provide testing at the remaining sites.

HABD received over 4 million dollars through the CARES Act. Congresswoman Terri Sewell allocated COVID19 Funding to public housing in Alabama to combat the health threat of the coronavirus and mitigate the economic impact to help maintain operating costs.

HABD was awarded a ROSS renewal grant for $717,750. The funds would be used to support the ROSS staff to provide resources in the Elyton Village, Cooper Green and Southtown Court communities. The Social Services team continues efforts in collecting the resident assessments at Southtown Court. A total of 308 were received out of 436 occupied units.

HABD converted to a new web-based mobile platform to improve the data processing system with Yardi. The new system will enhance the functionality and reporting of inter-office and external agencies through tracking and communication. The system was scheduled to go live July 1st, the first of the fiscal year.

HUD offered to procure a consultant to assist HABD with repositioning all the rehabilitation of RAD and Non-RAD properties. HABD staff and resident council presidents would review and evaluate the drafted framework, and a presentation would be provided to the Board by the Fall 2020.

Ms. Bertha Davis, CPAB President was congratulated on her appointed to the National Alliance
of Resident Council in Affordable and Assisted Housing (NARCAAH) Board. The alliance help
to shape national housing policy and revisions to the 24 CFR. Commissioner Lewis, Jacquie
Reynolds, Peggy Hayden and Bertha Davis were also appointed by representatives of Howard
University, Dr. Samuel Little and Sandra Crowe to engage in a webinar on May 18, 2020. The
resident’s leadership were presented with a Certificate of Participation.

Financial Services

1. **Presentation of Cumulative Low-Income Housing Finance Report for Period Ended
March 31, 2020**

The CFO, Ms. Carolyn Avington presented the financial statements for the period ending
March 31, 2020 for Public Housing, Housing Choice Voucher Program and Business
Activities Report. Ms. Avington reported on the Business Activities for defederalized
funds which totaled $3,424,705, total expenses were $126,347 with an income balance of
$3,298,358.

Next for Public Housing and the Central Office, Ms. Avington reported on items with
variances of 10% or greater. Ten (10) items were over or under budget. These items
included Mod Inspector position, other income, insurance proceeds, office expenses, legal
services, training and travel, tenant services-resident participation funds, tenant services-
other, maintenance contract cost, and capital assets.

For the Housing Choice Voucher Program, Ms. Avington reported on items with variances
of 10% or greater. Three (3) items were over or under budget. These items included other
income, training and travel, and gas utilities. The Financial Report was accepted.

2. **Approval of Charge-Offs for Period Ended April 30, 2020**

Ms. Avington presented approval of the charge-offs for the period ending April 30, 2020.
Upon motion by Vice-Chairman Todd and seconded by Commissioner Lewis, the
following resolution was unanimously adopted:

**RESOLUTION NO. 12496**

RESOLVED, by the Commissioners of the Housing Authority of the Birmingham
District that the Interim President/CEO is hereby authorized to charge-off as of
April 30, 2020, the following resident accounts, which were up to 30 days old or
more and considered uncollectible.

<table>
<thead>
<tr>
<th>Account Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elyton Village, Ala. 1-1</td>
<td>$191.00</td>
</tr>
<tr>
<td>Southtown Court, Ala.1-4R</td>
<td>0.00</td>
</tr>
<tr>
<td>Marks Village, Ala.1-6</td>
<td>4,647.67</td>
</tr>
<tr>
<td>Loveman Village, Ala. 1-7</td>
<td>0.00</td>
</tr>
</tbody>
</table>
Smithfield Court, Ala. 1-9-------------------------- 0.00
Tom Brown Village, Ala.1-10----------------------- 1,301.40
Morton Simpson, Ala.1-11------------------------ 1,204.50
Collegeville Center, Ala.1-13--------------------- 5,654.86
Harris Homes, Ala. 1-14-------------------------- 261.00
North Birmingham Homes, Ala.1-16------------------- 321.00
Cooper Green Homes, Ala.1-17--------------------- 0.00
Kimbrough Homes, Ala.1-18----------------------- 1,009.55
Freedom Manor, Ala.1-21-------------------------- 0.00
Benjamin Green Village, Ala.1-23------------------- 0.00
Roosevelt City, Ala. 1-30--------------------------- 0.00

TOTAL $14,590.98

When called upon, the following voted as indicated:

YEAS
Cardell Davis, Chairman
Morrell Todd, Vice-Chairman
Willie J. Lewis, Commissioner
Dennis G. Pantazis, Commissioner
Anthony C. Hood, Commissioner

NAYS

ABSTAINED

Chairman Davis indicated motion carried.

Procurement

1. Approval to authorize the Interim President/CEO to negotiate a Contract for General Architectural and Engineering Services

The Director of Procurement, Mr. Carl Edwards presented the approval to authorize the Interim President/CEO to negotiate and enter into contracts to provide General Architectural and Engineering services. He indicated that HABD plan to form a pool of licensed firms to provide the scope of work outlined in the contract. The President/CEO or a designee would negotiate the fee for service with the best qualified firm based on the project type and firm's availability. If negotiations were unsuccessful, HABD would proceed to the next qualified firm. Four (4) firms submitted a response to the RFQ. All firms scored in the competitive range of eighty (80) points or above. Cohen Carnaggio Reynolds had an overall score of ninety-five (95) points; Williams Blackstock Architects received an overall score of ninety-five (95) points, EDT-THA Architecture received an overall score of ninety-four (94) points; Studio 2H Design, LLC received an overall score of ninety-two (92) points. HABD would issue task orders for architectural and engineering services to the selected firms as projects are identified. After a brief discussion, upon a motion by Chairman Davis and seconded by Vice-Chairman Todd, the following resolution was unanimously adopted:
RESOLUTION NO. 12497

RESOLVED, by the Board of Commissioners of the Housing Authority of the Birmingham District that the Interim President/CEO is hereby authorized to negotiate and enter into contracts with the following qualified firms; Cohen Carnaggio Reynolds, Williams Blackstock Architects, EDT-THA Architects and Studio 2H Design, LLC to provide general architectural and engineering services with a base term of two (2) years.

When called upon, the following voted as indicated:

YEAS
Cardell Davis, Chairman
Morrell Todd, Vice-Chairman
Willie J. Lewis, Commissioner
Dennis G. Pantazis, Commissioner
Anthony C. Hood, Commissioner

NAY

ABSTAINED

Chairman Davis indicated motion carried.

2. Approval of Award of Contract for On-Call Painting Services

Mr. Carl Edwards presented the approval of award of contract for On-Call Painting Services. He indicated that HABD requested bids from qualified independent contractors to provide On-Call painting services at various housing communities throughout the City of Birmingham. HABD reserved the right to contract with one or more vendors for this service to accommodate the workload; contractors would be identified as primary and alternates. Five (5) contractors submitted bids in response to the IFB. Management recommended to award contracts to Magic Touch Care as the primary and who submitted the lowest responsive and responsible bid; DBC General Services was selected as alternate #1 and who also submitted a responsive and responsible bid; Priceless Painting was selected as alternate #2. Upon a motion by Chairman Davis and seconded by Vice-Chairman Todd, the following resolution was unanimously adopted:

RESOLUTION NO. 12498

RESOLVED, by the Board of Commissioners of the Housing Authority of the Birmingham District that the Interim President/CEO is hereby authorized to enter into a contract with Magic Touch Carpet Care as the primary for On-Call Painting Service.

RESOLVED FURTHER, by the Board of Commissioners of the Housing Authority of the Birmingham District that the Interim President/CEO is hereby authorized to enter into a contract with DBC General Services as alternate #1 for On-Call Painting Service.
RESOLVED FURTHER, by the Board of Commissioners of the Housing Authority of the Birmingham District that the Interim President/CEO to enter into a contract with Priceless Painting as the alternate #2 for On-Call Painting Service.

When called upon, the following voted as indicated:

**YEA**
- Cardell Davis, Chairman
- Morrell Todd, Vice-Chairman
- Willie J. Lewis, Commissioner
- Dennis G. Pantazis, Commissioner
- Anthony C. Hood, Commissioner

**NAY**

**ABSTAINED**

Chairman Davis indicated motion carried.

3. **Approval of Award for HVAC Equipment Purchase for the Kimbrough Home Housing Community**

Mr. Carl Edwards presented the approval of award for HVAC equipment purchase for Kimbrough Homes. Three (3) firms submitted bids in response to the IFB. Trane U.S. Inc submitted the most responsive, responsible bid based on the lowest cost impact on the Kimbrough Homes project and current installed systems at other housing communities in the amount of $395,988. Management recommended that a contract be awarded to Trane U.S. Inc. to supply HVAC equipment for the Kimbrough Homes project. After a brief discussion, upon a motion by Chairman Davis and seconded by Commissioner Lewis the following resolution was unanimously adopted:

**RESOLUTION NO. 12499**

RESOLVED, by the Board of Commissioners of the Housing Authority of the Birmingham District that the Interim President/CEO is hereby authorized to execute a contract with Trane U.S. Inc. to provide HVAC equipment for the Kimbrough Homes project in the amount of ($395,988.00).

When called upon, the following voted as indicated:

**YEA**
- Cardell Davis, Chairman
- Morrell Todd, Vice-Chairman
- Willie J. Lewis, Commissioner
- Dennis G. Pantazis, Commissioner
- Anthony C. Hood, Commissioner

**NAY**

**ABSTAINED**

Chairman Davis indicated motion carried.
4. Approval of Award of Lawn Care/Landscaping Maintenance Services

Mr. Carl Edwards presented the approval of award of Lawn Care/Landscaping Maintenance Services for thirteen (13) Housing Communities and the McCoy Building. Thirteen (13) contractors submitted bids in response to the IFB. All bids were reviewed for compliance. Based on the withdrawal request by Miracle Landscaping, management recommended to award a contract to Nature Care Lawn Care Services to provide lawn care services for Elyton Village for $85,900, Marks Village for $96,050 and Morton Simpson for $78,400. An award of a contract was also recommended for Supreme Clean to provide lawn care landscaping maintenance services at Southtown Court for $53,600, Tom Brown for $56,700 and North Birmingham Homes for $59,200. An award of a contract was recommended to Chism Lawn Service for the Harris Homes Housing for $64,500. After a brief discussion, upon a motion by Vice-Chairman Todd and seconded by Commissioner Lewis, the following resolution was adopted:

RESOLUTION NO. 12500

RESOLVED, by the Board of Commissioners of the Housing Authority of the Birmingham District that the Interim President/CEO is hereby authorized to execute a contract in the amount of $260,350.00 with Nature Care Lawn Care Service for lawn care/landscaping maintenance services at; Elyton Village, Marks Village and Morton Simpson Housing Communities, according to the terms specified in the IFB.

RESOLVED, by the Board of Commissioners of the Housing Authority of the Birmingham District that the Interim President/CEO is hereby authorized to execute a contract in the amount of $169,500 with Supreme Clean, LLC for lawn care/landscaping maintenance services at; Southtown Court, Tom Brown and North Birmingham Homes Housing Communities, according to the terms specified in the IFB.

RESOLVED, by the Board of Commissioners of the Housing Authority of the Birmingham District that the Interim President/CEO is hereby authorized to execute a contract in the amount of $64,500 with Chism Lawn Service for lawn care/landscaping maintenance services at; Harris Homes Housing Community, according to the terms specified in the IFB.

When called upon, the following voted as indicated:

YEA
Morrell Todd, Vice-Chairman
Willie J. Lewis, Commissioner
Dennis G. Pantazis, Commissioner
Anthony C. Hood, Commissioner

NAY

ABSTAINED
Cardell Davis, Chairman

Chairman Davis indicated motion carried.
Real Estate Development

1. Approval of Amendment to Contract Between HABD and Goudy Construction for Kimbrough Homes HVAC Installation

Mr. Cory Stallworth presented the approval of amendment to contract between HABD and Goudy Construction for Kimbrough Homes HVAC Installation. A construction contract was signed on June 26, 2019 with Goudy Construction for installation of a ductless mini-split HVAC system at all two-hundred and thirty-one (231) units at Kimbrough Homes. The request was for compensation to Goudy Construction Inc. to proceed with construction services associated with the Kimbrough Homes HVAC installation that include the installation of exterior electrical main upgrades, installation of interior smoke detectors and standardization of dryer electrical outlets. The additional funds were $348,911.00 and anticipated to be utilized through July 28, 2021. After a brief discussion, upon a motion by Vice-Chairman Todd and seconded by Chairman Davis, the following resolution was unanimously adopted:

RESOLUTION NO. 12491

RESOLVED, by the Board of Commissioners of the Housing Authority of the Birmingham District that the Interim President/CEO is hereby authorized to execute a contract amendment in the amount of $348,911 to the construction contract between Goudy Construction Company and the Housing Authority of the Birmingham District for Kimbrough Homes HVAC Installation.

When called upon, the following voted as indicated:

YEA                    NAY                    ABSTAINED
Cardell Davis, Chairman Morrell Todd, Vice-Chairman Willie J. Lewis, Commissioner Dennis G. Pantazis, Commissioner Anthony C. Hood, Commissioner

Chairman Davis indicated motion carried.

Staff Report

- Public Safety- The Director of Public Safety, Ken Foreman briefly updated the Board on the safety report that was provided in the Board packet.
- Community Centers- A brief report was made by the Internal Auditor/Compliance Officer, Kozette Todd. The report provide detail as it relates to the Resident Council Tenant Participation Funds for 2020.
Chairman Davis thanked the staff for their reports. (written reports attached).

**Executive Session**

Chairman Davis acknowledged the executive session to discuss good name and character and to discuss a pending contract. Attorney Moore stated that the subject matters were appropriate for an executive session. Upon a motion by Commissioner Hood seconded by Vice-Chairman Todd, the commissioners went into executive session for approximately 40 minutes.

After the executive session, the meeting was called back to order by Chairman Davis.

Upon a motion by Vice-Chairman Todd, and seconded by Commissioner Hood the following resolution was unanimously adopted:

**RESOLUTION NO. 12501**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District to hereby uphold management decision of all levels regarding the personnel matter presented in the executive session.

When called upon, the following voted as indicated.

<table>
<thead>
<tr>
<th>YEA</th>
<th>NAY</th>
<th>ABSTAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chairman Davis</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vice-Chairman TODD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commissioner Lewis</td>
<td></td>
<td></td>
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<tr>
<td>Commissioner Pantazis</td>
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<td></td>
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<tr>
<td>Commissioner Hood</td>
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</tbody>
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Chairman Davis indicated said motion carried.

**Presentation(s) by Person(s) Desiring to Speak before the Board**

Chairman Davis acknowledged presentations by persons desiring to speak before the Board of Commissioners. Each speaker was given 3 minutes to speak. Brief remarks were made by Ms. Bertha Davis, CPAB President. The chairman thanked Ms. Davis for her comments.

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

__________________________
Chairman
ATTEST:

_________________________
Secretary
MINUTES OF THE SPECIAL VIRTUAL MEETING OF THE COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
HELD ON JUNE 8, 2020

The Commissioners of the Housing Authority of the Birmingham District met in a special virtual session at 12:00 p.m. on June 8, 2020. The meeting was called to order by Chairman Davis and upon roll call, those present and absent were as follows:

PRESENT:

Cardell Davis, Chairman
Morrell Todd, Vice Chairman
Willie J. Lewis, Commissioner
Dennis G. Pantazis, Jr., Commissioner

ABSENT:

Anthony C. Hood, Commissioner

ALSO, PRESENT:

Dontrelle Foster, Interim President/CEO
Carolyn Avington, VP of Financial Services
Cory Stallworth, VP of Real Estate Development
Kozette Todd, Internal Auditor
Kangi Drake, VP of Assisted Housing and Section 8
William Blankenship, VP of Housing Operations
Connie McLaurin, Housing Operations Manager
Calandra Jefferson-Mitchell, VP of Human Resources
Ken Foreman, Director of Public Safety
Jameria Johnson-Moore, Sperling & Moore, PC
Shelea Harris-Turner, Director of Communications
Toraine Clausell, Director of Information Systems
Kizzy Holmes, Administrative Assistant
Alicia Bibbs, Executive Assistant

The chairman declared a quorum was present.

A moment of silence was observed.

Adoption of Agenda

Chairman Davis presented the adoption of the agenda. The agenda was adopted.
Chairman Davis stated that there was a controversy surrounding one of the partners that provided services to the residents at the Campus of Hope. It was known that the pastor of the Church of the Highlands was tied to a white supremacist. He was concerned that the residents were being influenced and the views of the pastor did not reflect the views of the agency and its residents. The work done by the church in the community was not being discounted, however, the issue he had was with the leadership and that the residents were being influenced by a political campaign.

Ms. Foster was asked to briefly explain the agreement between HABD and the Church of the Highlands. Ms. Foster indicated that HABD had a Memorandum of Understanding with the Church of the Highlands to provide outreach activities and program participation with the Campus of Hope at Marks Village. The partnership was a broad agreement with open ending services in the community.

Chairman Davis inquired as to whether HABD had an MOU with any other churches. Ms. Foster responded that HABD had MOU’s with a few of the churches in the community although nothing had been executed by either party.

The floor was opened for discussion. Commissioner Pantazis agreed with Chairman Davis’ recommendation to sever the partnership with Church of the Highlands. He stated that the values articulated by the pastor are not consistent with the values that HABD promotes in the communities. He stated that our partners should be held accountable for the statements they make not because we disagree with them, but because the values they promote are not helpful to the residents or our mission. He suggested that the Board cover all bases and provide approval for whatever decision it makes in order to be consistent with our obligation. The same services that were provided by the Church of the Highlands be continued by a replacement partner. We should be mindful when evaluating our partners and the people that we work with and not let politics get in the way of our views, stated Commissioner Pantazis.

Vice-Chairman Todd stated that he agreed with the chairman’s recommendation as well. The statement made by the pastor was political and was not helpful to the growth of our residents, especially during this time. He suggested that we reach out to HABD’s faith-based advisory council to see if they would be willing to assist with the services that were provided by the Church of the Highlands.

Commissioner Lewis stated that she agreed with the recommendation. Politics should not have any place in the community especially if it has a negative connotation. We need to move forward with another partner stated Commissioner Lewis.

After the discussion, Chairman Davis opened the floor to residents that desired to speak before the Board. Ms. Willine Body resident of Elyton Village commented that she was in agreement with the commissioner’s decision to sever the partnership with the Church of the Highlands.

There were no other speakers.

Chairman Davis reiterated Vice-Chairman Todd’s comments that the agency should reach out to
other local churches to assist the agency with the services that were provided to our residents.

Ms. Foster commented that HABD currently had a faith-based council that met once a month but had to stop due to COVID19. The council was comprised of several local ministers from the community. She will schedule a meeting with them to discuss assisting with the need in the community. After the discussion, upon a motion made by Chairman Davis and seconded by Commissioner Lewis, the following resolution was unanimously adopted:

RESOLUTION NO. 12502

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the Interim President/CEO Dontrelle Foster is hereby authorized to sever the agreement between the Housing Authority of the Birmingham District and the Church of the Highlands to provide services in the community effective immediately.

When called upon, the following voted as indicated.

YEAA
Chairman Davis
Vice-Chairman Todd
Commissioner Lewis
Commissioner Pantazis

NAY

ABSTAINED

Chairman Davis indicated said motion carried. Chairman Davis noted to Interim President Foster that the Church of the Highlands and the Campus of Hope be notified as soon as possible.

Discussion to rename some of the Public Housing sites

Chairman Davis remarked that public housing been around a long time and had the same names since the 1940s and 50s. In light of this situation, he recommended that the Board rename some of HABD’s sites. The first site he suggested was Morton Simpson. He recommended to rename Morton Simpson after the current commissioner, Reverend Dr. Morrell Todd. Dr. Todd was serving his second term as a commissioner and had been on the frontline effecting change in public housing for quite some time, stated Chairman Davis. He highlighted some of Dr. Todd’s accomplishments particularly at Morton Simpson and opened the floor for discussion.

After the discussion, a question was asked whether the residents were in agreement with changing the name. Chairman Davis noted that he did not speak with every resident. The President of Morton Simpson and the resident leadership fully supported the name change. The President was confident that the residents would support renaming the community and he would provide a letter of support.

Commissioner Pantazis commended Chairman Davis’ recommendation to rename the public housing site and stated that if the President and resident leadership was on board, he saw no reason not to move forward with changing the name. It was a consensus of the Board to rename Morton Simpson community to the Reverend Dr. Morrell Todd Community. Upon a motion by Chairman Davis and seconded by Commissioner Pantazis, the following resolution was unanimously
adopted:

RESOLUTION NO. 12503

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District to rename the Morton Simpson Housing Community to Reverend Dr. Morrell Todd Community.

When called upon, the following voted as indicated.

YEA
Chairman Davis
Vice-Chairman Todd
Commissioner Lewis
Commissioner Pantazis

NAY

ABSTAINED

Chairman Davis indicated said motion carried. The Board congratulated Vice-Chairman Todd for his commitment and dedication to the agency.

Vice-Chairman Todd thanked the Board and Morton Simpson’s leadership for naming the site after him.

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

__________________________
Chairman

__________________________

__________________________

__________________________

ATTEST:

__________________________
Secretary
MINUTES OF REGULAR MEETING OF THE COMMISSIONERS OF
HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
HELD ON JUNE 18, 2020

The Commissioners of the Housing Authority of the Birmingham District met in a regular session at 12:00 noon on June 18, 2020, at the George W. McCoy Facility located in Birmingham, Alabama. The meeting was called to order by Chairman Davis and upon roll call, those present were as follows:

PRESENT:

Cardell Davis, Chairman
Morrell Todd, Vice-Chairman
Dennis G. Pantazis, Commissioner
Anthony C. Hood, Commissioner

PRESENT by TELEPHONE:
Willie J. Lewis, Commissioner

ALSO, PRESENT:

Dontrelle Foster, Interim President/CEO
Carolyn Avington, Chief Financial Officer
William Blankenship, VP of Housing Operations
Calandra Jefferson-Mitchell, VP of Human Resources
Connie McLaurin, Housing Operations Manager
Sherea Harris-Turner, Director of Communications
Ken Foreman, Director of Public Safety
Cory Stallworth, VP of Real Estate Development
Carl Edwards, Director of Procurement
Jameria Johnson-Moore, Sperling & Moore, PC
Kangi Drake, VP of Assisted Housing
Kizzy Holmes, Administrative Assistant
Alicia Bibbs, Executive Assistant

The chairman declared a quorum was present.

A moment of silence was observed.

Adoption of Agenda

Chairman Davis requested to amend the agenda to allow a speaker to come before the Board prior to the Interim President/CEO's Report. Upon motion and a second, the agenda was adopted as amended.
Approval of Minutes

Chairman Davis presented Approval of the Minutes for Regular Meeting, April 16, 2020. Upon motion by Vice-Chairman Todd and seconded by Commissioner Hood the minutes were approved.

Old Business

There was no old business for discussion.

New Business

For new business, Vice-Chairman Todd inquired as to whether HABD was processing evictions for nonpayment of rent during COVID19. He received several calls from residents that were concerned with increases in the rent and eviction. Interim President Foster responded that she met with the CPAB and informed them that HABD was not processing any evictions at this time. The rent increase was based on whether a resident was receiving income from unemployment benefits. HABD was given a moratorium until July 25, 2020. Residents that are able to pay rent were encouraged to do so, however, no evictions at this time. Interim President Foster indicated that she will have the staff to send a letter to the CPAB and the residents.

Commissioner Pantazis commented that he felt it was too early to have in-person meetings. The number of hospitalizations were on the rise due to the coronavirus pandemic. The agency has the technology to conduct the Board meetings virtually. The suggestions that were offered by Commissioner Hood would help improve the Zoom presentations. Commissioner Pantazis suggested that the Board move back to virtual meetings.

Commissioner Hood indicated that an update on COVID19 needed to be included in the Interim President’s report at every meeting. He serves on the Task Force for COVID and with the upcoming holidays, numbers were expected to rise. He wanted to make sure that we were being vigilant. We don’t want to let our guard down, stated Commissioner Hood. We have to make sure we were communicating with the employees and the residents and being vigilant in keeping everyone safe.

Regarding virtual meetings, Chairman Davis stated that he would like to further the conversation with the Board. There were advantages and disadvantages to having virtual meetings. It was up to the Board to decide how it would like to proceed with the meetings. A meeting would be scheduled soon to decide how the Board wishes to proceed with the Board meetings.

Presentation of Speakers

Chairman Davis acknowledged Dr. Chris Stewart, Pastor of Divine Faith Baptist Church located in the Marks Village community. Dr. Stewart thanked the Board for the opportunity to serve the residents. He and his colleagues were invited to speak concerning partnering with HABD to replace the services provided by the Church of the Highlands. The services were reviewed and a plan as to continuing the services will be prepared. After brief remarks, Dr. Stewart stated that he
and his colleagues look forward to a follow-up meeting with the Interim President sometime next week.

**Interim President/CEO Report**

Interim President Foster updated on COVID19 in public housing. Mobile testing was provided by HABD partners in most of the communities except Southtown Court, Harris Homes and Roosevelt City/Benjamin Green. The City of Birmingham and HABD partners were working to reach the other communities to schedule testing the residents once a month.

The Campus of Hope launched a “Virtual Village” program that allowed partners to conduct effective delivery of online, remote and virtual programs to the youth, adults and seniors. The program will be introduced to the community centers staff, CPAB, and other partners to share with the other communities. During the summer months, the community centers provide hands-on activities to engage the youth in arts and crafts. The staff engaged the residents and community partners to identify education needs and services as they transition to virtual programming.

HABD partners continue the feeding programs, virtual tutoring programs, and health and safety equipment for the residents and staff. These partnerships have grown in HABD communities.

HABD implemented a full-time return to work plan. A committee has been working diligently with departmental leadership to identify the safety needs of the staff in each department and division of the agency. The plan will be implemented in two phases: First phase – Employees returning to work full-time; Second phase – Open to the public. The draft is a work in progress and a copy of the draft plan will be provided to the commissioners for review and input. As this plan is implemented, we ensure that we continue to follow the guidelines from CDC, local, state and federal health officials. It is the agency’s goal to have the safety preventions in place by the end of June.

HABD was awarded $212,778 of CARES Act funds for the Mainstream Housing Choice Voucher Program. The funds would provide affordable housing for non-elderly people living with disabilities.

The HABD team met with Commissioner Pantazis to discuss recommendations to improve the process of the resident participation funds. Working sessions were scheduled to implement the recommendations that were discussed with the staff and CPAB.

A discussion was held at the last Board meeting concerning monitoring and tracking the vendors and contractors activities. A copy of the Contract Administration Procedures was provided to the Board for review. The procedures outlined the responsibility of the contract administrator and the process to monitor and track the vendors’ and contractors’ activity.

The Maranathan Academy hosted a graduation for 18 of HABD residents that received a high school diploma. The academy was a learning center that provides a safe haven and second chance to critically at-risk youth and adults. This program was one of the first partners at the Campus of Hope.
The CARES Act placed a 120-day moratorium on new evictions for non-payment which expires July 25, 2020. The able residents are encouraged to pay rent.

HABD received huge outreach from churches in the communities willing to fill the gap of services to the residents; a meeting was held with the pastors to discussed the details of the services that would be provided. Interim President Foster thanked the pastors for stepping in to fill the gap in the community.

Financial Services

1. **Presentation of Cumulative Low-Income Housing Finance Report for Period Ended April 30, 2020**

   The CFO, Ms. Carolyn Avington presented the financial statements for the period ending April 30, 2020, for Public Housing. Ms. Avington reported on items with variances of 10% or greater. Nine (9) items were over or under budget. These items included Mod Inspector position, other income, insurance proceeds, office expenses, legal services, training and travel, tenant services-resident participation funds, maintenance contract cost, and capital assets. Ms. Avington noted that the agency was in a good position. The Financial Report was accepted.

2. **Approval of Charge-Offs for Period Ended May 31, 2020**

   Ms. Avington presented approval of the charge-offs for the period ending May 31, 2020. She noted that there were no evictions for the month. Upon motion by Chairman Davis and seconded by Vice-Chairman Todd, the following resolution was unanimously adopted:

   **RESOLUTION NO. 12504**

   RESOLVED, by the Commissioners of the Housing Authority of the Birmingham District that the Interim President/CEO is hereby authorized to charge-off as of May 31, 2020, the following resident accounts, which were up to 30 days old or more and considered uncollectible.

<table>
<thead>
<tr>
<th>Location</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elyton Village, Ala. 1-1</td>
<td>$ 523.53</td>
</tr>
<tr>
<td>Southtown Court, Ala. 1-4R</td>
<td>496.73</td>
</tr>
<tr>
<td>Marks Village, Ala. 1-6</td>
<td>0.00</td>
</tr>
<tr>
<td>Loveama Village, Ala. 1-7</td>
<td>0.00</td>
</tr>
<tr>
<td>Smithfield Court, Ala. 1-9</td>
<td>586.20</td>
</tr>
<tr>
<td>Tom Brown Village, Ala. 1-10</td>
<td>0.00</td>
</tr>
<tr>
<td>Morton Simpson, Ala. 1-11</td>
<td>883.20</td>
</tr>
<tr>
<td>Collegeville Center, Ala. 1-13</td>
<td>145.00</td>
</tr>
<tr>
<td>Harris Homes, Ala. 1-14</td>
<td>1,386.73</td>
</tr>
</tbody>
</table>
North Birmingham Homes, Ala.1-16------------------------- 0.00
Cooper Green Homes, Ala.1-17-------------------------- 5.00
Kimbrough Homes, Ala.1-18-------------------------- 0.00
Freedom Manor, Ala.1-21--------------------------------- 0.00
Benjamin Green Village, Ala.1-23------------------------ 0.00
Roosevelt City, Ala. 1-30--------------------------------- 0.00

**TOTAL** $4,026.39

When called upon, the following voted as indicated:

<table>
<thead>
<tr>
<th>YEA</th>
<th>NAY</th>
<th>ABSTAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cardell Davis, Chairman</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Morrell Todd, Vice-Chairman</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Willie J. Lewis, Commissioner</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dennis G. Pantazis, Commissioner</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anthony C. Hood, Commissioner</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Chairman Davis indicated motion carried.

3. Approval of Site, Central Office Project-Based Rental Assistance, and Section 8 Budgets for Fiscal Year Ending June 30, 2021. A work session was held with the Board to review and provide input on the 2021 budgets. The recommendations from the Board were included in the budgets and an update to the significant changes was done to add the position Director of Community Engagement. The chairman noted for the record, that he wanted to make sure that the incoming selected President/CEO would have the latitude to make revisions to the budgets as they see fit, and upon approval from the Board. Upon a motion by Chairman Davis and seconded by Commissioner Pantazis, the following resolution was unanimously adopted:

**RESOLUTION NO. 12505**

RESOLVED, by the Board of Commissioners of the Housing Authority of the Birmingham District that the four Operating Budgets, sites, Central Office, Project Based Rental Assistance, and Section 8 budgets are approved as presented for the period July 1, 2020 to June 30, 2021. The internal management fees related to the three operating budgets are approved.

When called upon, the following voted as indicated:

<table>
<thead>
<tr>
<th>YEA</th>
<th>NAY</th>
<th>ABSTAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cardell Davis, Chairman</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Morrell Todd, Vice-Chairman</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Willie J. Lewis, Commissioner</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dennis G. Pantazis, Commissioner</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Anthony C. Hood, Commissioner

Chairman Davis indicated motion carried.

Procurement

1. Approval of Award of Contract for Consulting Services to Prepare a Competitive Application for a Choice Neighborhood Planning/Implementation Grant

The Director of Procurement, Mr. Carl Edwards indicated that approval was requested to award a contract for consultant services and a housing developer to prepare and submit a Choice Neighborhood Planning and Implementation Grant Application. One (1) firm submitted a proposal. The proposal was evaluated and scored in the competitive range of eighty (80) points or above. Brinshore Development received an overall score of eighty-seven (87) points and submitted a proposed fee of $46,000 for the planning grant submission phase, and $279,500 for the implementation grant submission phase.

In response to Chairman Davis’ question as to why was Elyton Village and Smithfield the sites selected for the RFP. Mr. Cory Stallworth, VP of Real Estate responded that it was shared with the proposers the vision to redevelop Elyton Village and Smithfield Court for a one to one replacement for both sites; we would be opened to other sites if feasible and if they were to score higher.

Chairman Davis asked Mr. Stallworth as to why we did not move forward with the RFP that went out several months ago for a developer partner for Elyton Village and Smithfield Court. He was concern that it was not brought to the Board to get the input of whether or not to proceed with the process. Also, do we anticipate the consultant to run concurrently with the developer partner.

Mr. Stallworth responded that he could not speak entirely to why the RFP was pulled. He foresees the reason was that the solicitation last year was part of the initial attempt to find a consultant. The contract was a Sole Source therefore, HUD did not approve the agency to move forward with the first attempt. The RFP had to be revised to make it more competitive. When the RFP was re-released for a consultant it included a developer partner which is the approval that is presented today.

Chairman Davis asked for clarity, are we suggesting HUD advised that we did not issue the RFP properly? Mr. Edwards explained that a Single Source contract required HUD approval. If HUD denies the contract, the agency cannot move forward. HUD found that the last RFP was lacking in certain aspects, therefore, we could not proceed. Mr. Edwards stated that he could not remember why the President/ CEO pulled the last RFP.

Mr. Stallworth added for clarification that he remembered the proposer notified the agency that they were unable to assist with the grant at that time. Also, the time constraints did not allow the agency and the partners with the City of Birmingham to prepare and submit the grant application.
Interim President Foster stated that she will have staff to provide an explanation to the Board as to why the last RFP was pulled. After the discussion, upon a motion by Commissioner Pantazis and seconded by Commissioner Hood, the following resolution was adopted:

RESOLUTION NO. 12505

RESOLVED, by the Board of Commissioners of the Housing Authority of the Birmingham District that the Interim President/CEO is hereby authorized to execute a contract with Brinshore Development to provide consulting services to prepare a Competitive Application for a Choice Neighborhood Planning/Implementation Grant.

When called upon, the following voted as indicated:

YEA    NAY    ABSTAINED

Willie J. Lewis, Commissioner Cardell Davis, Chairman Morrell Todd, Vice Chairman
Dennis G. Pantazis, Commissioner
Anthony C. Hood, Commissioner

Chairman Davis indicated motion carried. The commissioners suggested the staff engage the CPAB once the contractor comes on board.

Human Resources

1. Approval of HABD Telework Policy

VP of Human Resources, Ms. Calandra Mitchell indicated that the Board had before them was a request to approve the implementation of a teleworking policy for HABD employees. A temporary policy had been implemented. This request was to implement a permanent policy for the employees. The chairman inquired as to whether the attorney reviewed the attached document. Attorney Moore responded that she had reviewed the document and was comfortable with moving forward. Her recommendation was to implement the teleworking policy as a pilot. After a brief discussion, upon a motion by Vice-Chairman Todd and seconded by Chairman Davis, the following resolution was unanimously adopted:

RESOLUTION NO. 12507

RESOLVED, by the Board of Commissioners of the Housing Authority of the Birmingham District authorizes the Interim President/CEO to establish a teleworking policy and procedures.
When called upon, the following voted as indicated:

**YEA**
Cardell Davis, Chairman
Morrell Todd, Vice-Chairman
Willie J. Lewis, Commissioner
Dennis G. Pantazis, Commissioner
Anthony C. Hood, Commissioner

**NAY**

**ABSTAINED**

Chairman Davis indicated motion carried.

**Staff Report**

- Public Safety- The Director of Public Safety, Ken Foreman briefly highlighted the written report to the Board that was provided in the Board packet.

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

______________________________
Chairman

______________________________

______________________________

______________________________

______________________________

ATTEST:

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

Date: July 9, 2020

HABD Staff Representative: Carolyn Avington, Chief Financial Officer

Department: Financial Services

Board of Commissioners' Meeting (Date): July 16, 2020 at 12:00 pm

1. Presentation of Cumulative Low-Income Financial Statements for the Period Ending 5-30-2020

2. Approval of Charge-Offs for Period Ended June 2020

Date/Time/Place of Board of Commissioners' Committee meeting:

Approved by: 

Dontrelle Foster
Interim President/CEO/Contracting Officer

Date/Time/Place of Board of Commissioners' Committee meeting:

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 Cardell Davis, Chairman Date 7/9/2020

HABD Board Committee Member Anthony Hood, Commissioner Date 7/9/2020

HABD Staff Member Carolyn Avington, Chief Financial Officer Date 7/9/2020
### Housing Authority of the Birmingham District

#### Revenue and Expense Statement

*For the Period Ending May 31, 2020*

<table>
<thead>
<tr>
<th>Revenue:</th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Rental Revenue</td>
<td>4,313,021</td>
<td>4,867,458</td>
<td>(554,437)</td>
<td>88.61%</td>
</tr>
<tr>
<td>Other Tenant Revenue</td>
<td>22,067</td>
<td>175,300</td>
<td>(153,233)</td>
<td>12.59%</td>
</tr>
<tr>
<td>Operating Subsidy</td>
<td>25,616,464</td>
<td>26,376,727</td>
<td>(760,263)</td>
<td>97.12%</td>
</tr>
<tr>
<td>Interest Income</td>
<td>3,463</td>
<td>980</td>
<td>2,483</td>
<td>353.34%</td>
</tr>
<tr>
<td>Management Fees - Public Housing</td>
<td>2,385,035</td>
<td>2,627,875</td>
<td>(242,840)</td>
<td>90.76%</td>
</tr>
<tr>
<td>Bookkeeping Fees - Public Housing</td>
<td>348,614</td>
<td>348,691</td>
<td>(77)</td>
<td>99.98%</td>
</tr>
<tr>
<td>Asset Management Fees - Public Housing</td>
<td>510,600</td>
<td>(510,600)</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td>FSS Coordinator</td>
<td>339,542</td>
<td>352,872</td>
<td>(13,330)</td>
<td>96.22%</td>
</tr>
<tr>
<td>MOD Inspector Salaries</td>
<td>150,712</td>
<td>254,826</td>
<td>(104,114)</td>
<td>59.14%</td>
</tr>
<tr>
<td>Force Account</td>
<td>508,602</td>
<td>447,503</td>
<td>61,099</td>
<td>113.65%</td>
</tr>
<tr>
<td>Management Fees - Capital Fund</td>
<td>914,839</td>
<td>998,006</td>
<td>(83,167)</td>
<td>91.67%</td>
</tr>
<tr>
<td>Management Fees - Section 8</td>
<td>293,333</td>
<td>320,000</td>
<td>(26,667)</td>
<td>91.67%</td>
</tr>
<tr>
<td>Bookkeeping Fees - Section 8</td>
<td>293,333</td>
<td>320,000</td>
<td>(26,667)</td>
<td>91.67%</td>
</tr>
<tr>
<td>Other Income</td>
<td>205,616</td>
<td>389,220</td>
<td>(183,604)</td>
<td>52.83%</td>
</tr>
<tr>
<td>Insurance Proceeds</td>
<td>141,164</td>
<td>405,000</td>
<td>(263,836)</td>
<td>34.86%</td>
</tr>
<tr>
<td><strong>Total Revenue</strong></td>
<td>35,535,806</td>
<td>38,395,058</td>
<td>(2,859,252)</td>
<td>92.55%</td>
</tr>
</tbody>
</table>

### Expenses:

#### Administration:

| Administrative Salaries           | 5,387,060 | 6,028,495 | (641,435) | 89.36% |
| Employee Benefits                 | 1,593,633 | 1,707,470 | (113,837) | 93.33% |
| Audit Fees                        | 59,725    | 52,851    | 6,874     | 113.01% |
| Management Fees                   | 2,376,755 | 2,627,875 | (251,120) | 90.44% |
| Bookkeeping Fees                  | 324,930   | 348,691   | (23,761)  | 93.19% |
| Office Expense                    | 116,681   | 142,600   | (25,919)  | 81.82% |
| Legal                             | 390,210   | 368,700   | 21,510    | 105.83% |
| Training and Travel               | 116,585   | 263,500   | (146,915) | 44.24% |
| Other Administrative Costs        | 737,226   | 996,920   | (259,694) | 73.95% |
| **Total Administration**          | 11,102,804 | 12,537,102 | (1,434,299) | 88.56% |

#### Asset Management Fee

| Asset Management Fee              | 510,600 | (510,600) | 0.00% |
### Housing Authority of the Birmingham District

**Revenue and Expense Statement**

*For the Period Ending May 31, 2020*

<table>
<thead>
<tr>
<th></th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tenant Services</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant Services - salaries</td>
<td>1,522,701</td>
<td>1,659,886</td>
<td>(137,185)</td>
<td>91.74%</td>
</tr>
<tr>
<td>Employee Benefits - Tenant Services</td>
<td>344,533</td>
<td>375,244</td>
<td>(30,711)</td>
<td>91.82%</td>
</tr>
<tr>
<td>Tenant Services - Resident Participation F</td>
<td>11,022</td>
<td>57,807</td>
<td>(46,785)</td>
<td>19.07%</td>
</tr>
<tr>
<td>Tenant Services - Other</td>
<td>154,489</td>
<td>170,193</td>
<td>(15,704)</td>
<td>90.77%</td>
</tr>
<tr>
<td><strong>Total Tenant Services</strong></td>
<td>2,032,745</td>
<td>2,263,130</td>
<td>(230,385)</td>
<td>89.82%</td>
</tr>
<tr>
<td><strong>Utilities:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>1,113,006</td>
<td>1,337,500</td>
<td>(224,494)</td>
<td>83.22%</td>
</tr>
<tr>
<td>Electric</td>
<td>952,904</td>
<td>1,101,000</td>
<td>(148,096)</td>
<td>86.55%</td>
</tr>
<tr>
<td>Gas</td>
<td>323,995</td>
<td>400,500</td>
<td>(76,505)</td>
<td>80.90%</td>
</tr>
<tr>
<td>Sewage</td>
<td>2,946,372</td>
<td>3,428,000</td>
<td>(481,628)</td>
<td>85.95%</td>
</tr>
<tr>
<td><strong>Total Utilities</strong></td>
<td>5,336,277</td>
<td>6,267,000</td>
<td>(930,723)</td>
<td>85.15%</td>
</tr>
<tr>
<td><strong>Maintenance:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Labor</td>
<td>3,461,390</td>
<td>4,354,455</td>
<td>(893,065)</td>
<td>79.49%</td>
</tr>
<tr>
<td>Employee Benefits</td>
<td>958,968</td>
<td>1,144,280</td>
<td>(185,312)</td>
<td>83.81%</td>
</tr>
<tr>
<td>Materials</td>
<td>1,151,946</td>
<td>1,168,000</td>
<td>(16,054)</td>
<td>98.63%</td>
</tr>
<tr>
<td>Contract Costs</td>
<td>3,092,209</td>
<td>2,735,650</td>
<td>356,559</td>
<td>113.03%</td>
</tr>
<tr>
<td><strong>Total Maintenance</strong></td>
<td>8,664,513</td>
<td>9,402,385</td>
<td>(737,872)</td>
<td>92.15%</td>
</tr>
<tr>
<td><strong>Protective Services:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Protective Services - Labor</td>
<td>-</td>
<td>71,968</td>
<td>(71,968)</td>
<td>0.00%</td>
</tr>
<tr>
<td>Employee Benefits - Protective Services</td>
<td>-</td>
<td>20,871</td>
<td>(20,871)</td>
<td>0.00%</td>
</tr>
<tr>
<td>Protective Services Contract Costs</td>
<td>1,963,475</td>
<td>2,346,500</td>
<td>(383,025)</td>
<td>83.66%</td>
</tr>
<tr>
<td><strong>Total Protective Services</strong></td>
<td>1,963,475</td>
<td>2,439,339</td>
<td>(475,864)</td>
<td>80.49%</td>
</tr>
<tr>
<td><strong>General Expenses:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Insurance</td>
<td>1,184,263</td>
<td>1,133,000</td>
<td>51,263</td>
<td>104.52%</td>
</tr>
<tr>
<td>Other General Expenses</td>
<td>1,705,772</td>
<td>1,482,840</td>
<td>222,932</td>
<td>115.03%</td>
</tr>
<tr>
<td>Payment In Lieu Of Taxes</td>
<td>-</td>
<td>0</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>
Housing Authority of the Birmingham District
Revenue and Expense Statement
For the Period Ending May 31, 2020

<table>
<thead>
<tr>
<th></th>
<th>Actual</th>
<th>Budget</th>
<th>Budget Variance</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total General Expenses</strong></td>
<td>2,890,036</td>
<td>2,815,840</td>
<td>274,196</td>
<td>110.48%</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Collection Loss (Bad Debt Expense)</td>
<td>460,049</td>
<td>461,000</td>
<td>(951)</td>
<td>99.79%</td>
</tr>
<tr>
<td>Debt Service of EPC</td>
<td>1,352,193</td>
<td>1,475,120</td>
<td>(122,927)</td>
<td>91.67%</td>
</tr>
<tr>
<td>Extraordinary Maintenance</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Extraordinary Items</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Casualty Losses</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest Mort or Bonds Payrable</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amortization of Bond Issue Costs</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>COCC Transfer to Section 8</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inter AMP Transfer Out</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Loss Disposition of Fixed Asset</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Other</strong></td>
<td>1,812,242</td>
<td>1,936,120</td>
<td>(123,878)</td>
<td>93.60%</td>
</tr>
<tr>
<td><strong>Total Expenses</strong></td>
<td>33,802,093</td>
<td>37,971,516</td>
<td>(4,169,423)</td>
<td>89.02%</td>
</tr>
<tr>
<td><strong>Net Income/Loss</strong></td>
<td>1,733,713</td>
<td>423,542</td>
<td>1,310,171</td>
<td>409.34%</td>
</tr>
</tbody>
</table>
| Capital Assets Addition     | 140,245    | 420,000   | (279,755)       | 33.39%  | 3
| **Increase/Decrease in**    | **1,593,469** | **3,542** | **1,589,927** |         |
| **Unrestricted Net Position** |           |           |                 |         |
RESOLUTION

RESOLVED by the Commissioners of the Housing Authority of The Birmingham District that the President/CEO is hereby authorized to charge-off as June 30, 2020 the following resident accounts, which are up to 30 days old and considered uncollectible, detailed as per attached sheet.

<table>
<thead>
<tr>
<th>Development</th>
<th>No.</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elyton</td>
<td>ALA 1-1</td>
<td>57.33</td>
</tr>
<tr>
<td>Southtown</td>
<td>ALA 1-4</td>
<td>0.00</td>
</tr>
<tr>
<td>Marks Village</td>
<td>ALA 1-6</td>
<td>0.00</td>
</tr>
<tr>
<td>Loveman Village</td>
<td>ALA 1-7</td>
<td>0.00</td>
</tr>
<tr>
<td>Smithfield Court</td>
<td>ALA 1-9</td>
<td>0.00</td>
</tr>
<tr>
<td>Tom Brown Village</td>
<td>ALA 1-10</td>
<td>0.00</td>
</tr>
<tr>
<td>Morton Simpson</td>
<td>ALA 1-11</td>
<td>665.14</td>
</tr>
<tr>
<td>Collegeville Center</td>
<td>ALA 1-13</td>
<td>1,227.00</td>
</tr>
<tr>
<td>Harris Homes</td>
<td>ALA 1-14</td>
<td>0.00</td>
</tr>
<tr>
<td>North Birmingham Homes</td>
<td>ALA 1-16</td>
<td>0.00</td>
</tr>
<tr>
<td>Cooper Green Homes</td>
<td>ALA 1-17</td>
<td>0.00</td>
</tr>
<tr>
<td>Kimbrough Homes</td>
<td>ALA 1-18</td>
<td>0.00</td>
</tr>
<tr>
<td>Freedom Manor</td>
<td>ALA 1-21</td>
<td>0.00</td>
</tr>
<tr>
<td>Benjamin Greene</td>
<td>ALA 1-23</td>
<td>0.00</td>
</tr>
<tr>
<td>Roosevelt City</td>
<td>ALA 1-30</td>
<td>0.00</td>
</tr>
</tbody>
</table>

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 JUNE 18, 2020)

## For Period Ended May 31, 2020

<table>
<thead>
<tr>
<th>Development Name</th>
<th>No. of Accts</th>
<th>Rent Amount</th>
<th>Late Fees</th>
<th>Maintenance Charges</th>
<th>Legal Fees</th>
<th>Retro Rent</th>
<th>Less Security Deposit</th>
<th>Fees Incurred after Issuance of WRIT</th>
<th>Total</th>
<th>Previous Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elyton AL 1-1</td>
<td>1</td>
<td>57.33</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(75.00)</td>
<td>57.33</td>
<td>523.33</td>
</tr>
<tr>
<td>Southtown AL 1-4R</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
<td>-</td>
<td>496.73</td>
</tr>
<tr>
<td>Marks Village AL 1-6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Loverman Village AL 1-7</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Smithfield Court AL 1-9</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Tom Brown AL 1-10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Morton Simpson AL 1-11</td>
<td>4</td>
<td>12.87</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>652.27</td>
<td>665.14</td>
<td>883.20</td>
</tr>
<tr>
<td>Collegeville AL 1-13</td>
<td>1</td>
<td>1,227.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,227.00</td>
<td>145.00</td>
</tr>
<tr>
<td>Harris Homes AL 1-14</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
<td>-</td>
<td>1,386.73</td>
</tr>
<tr>
<td>North Birmingham AL 1-16</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Cooper Green AL 1-17</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
<td>-</td>
<td>5.00</td>
</tr>
<tr>
<td>Kimbrough AL 1-18</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Freedom Manor 1-21</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Benjamin Greene AL 1-23</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Roosevelt City AL 1-30</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>6</strong></td>
<td><strong>1,297.20</strong></td>
<td></td>
<td><strong>727.27</strong></td>
<td></td>
<td></td>
<td></td>
<td>(75.00)</td>
<td><strong>1,949.47</strong></td>
<td><strong>4,026.39</strong></td>
</tr>
</tbody>
</table>

## Collection Activity

<table>
<thead>
<tr>
<th>Month</th>
<th>No. Accts Charged Off Prior Year</th>
<th>Amount of Charge Off Prior Year</th>
<th>No. Accts Charged off Current Year</th>
<th>Amount of Charge Off Current Year</th>
<th>Amount Collected by HABD General Counsel</th>
<th>No. Accts Charged Sent for Collection</th>
<th>Amount Sent for Collection</th>
<th>Amount Collected thru MIS System</th>
<th>Amount Collected by Collection Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>July 2019</strong></td>
<td>68</td>
<td>35,403.13</td>
<td>68</td>
<td>58,910.43</td>
<td>68</td>
<td>58,910.43</td>
<td>2,234.42</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>August 2019</strong></td>
<td>89</td>
<td>76,598.16</td>
<td>90</td>
<td>52,771.91</td>
<td>90</td>
<td>52,771.91</td>
<td>1,109.47</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>September 2019</strong></td>
<td>81</td>
<td>65,839.40</td>
<td>75</td>
<td>51,662.08</td>
<td>75</td>
<td>51,662.08</td>
<td>841.69</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>October 2019</strong></td>
<td>98</td>
<td>88,471.81</td>
<td>84</td>
<td>54,106.58</td>
<td>84</td>
<td>54,106.58</td>
<td>130.33</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>November 2019</strong></td>
<td>118</td>
<td>69,123.24</td>
<td>70</td>
<td>47,711.25</td>
<td>70</td>
<td>47,711.25</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>December 2019</strong></td>
<td>66</td>
<td>58,580.07</td>
<td>63</td>
<td>21,164.83</td>
<td>63</td>
<td>21,164.83</td>
<td>370.54</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>January 2020</strong></td>
<td>38</td>
<td>37,213.61</td>
<td>66</td>
<td>45,599.70</td>
<td>66</td>
<td>45,599.70</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>February 2020</strong></td>
<td>121</td>
<td>117,116.71</td>
<td>46</td>
<td>40,469.45</td>
<td>46</td>
<td>40,469.45</td>
<td>70.20</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>March 2020</strong></td>
<td>100</td>
<td>84,260.02</td>
<td>30</td>
<td>19,653.83</td>
<td>30</td>
<td>19,653.83</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>April 2020</strong></td>
<td>61</td>
<td>43,271.29</td>
<td>26</td>
<td>14,590.98</td>
<td>26</td>
<td>14,590.98</td>
<td>8,694.27</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>May 2020</strong></td>
<td>72</td>
<td>47,226.42</td>
<td>12</td>
<td>4,026.39</td>
<td>12</td>
<td>4,026.39</td>
<td>2,442.20</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>June 2020</strong></td>
<td>32</td>
<td>36,726.75</td>
<td>6</td>
<td>3,949.47</td>
<td>6</td>
<td>3,949.47</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Running Year Total</strong></td>
<td>759,650.61</td>
<td>616.00</td>
<td>422,616.90</td>
<td>8,629.69</td>
<td>610.00</td>
<td>410,667.43</td>
<td>15,873.12</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

Dontrelle Foster  
Interim President/CEOB
### Housing Authority of the Birmingham District

#### Write-offs of Tenant Accounts Receivable (TARS)

#### Fiscal Year Comparison

<table>
<thead>
<tr>
<th>Month/Year</th>
<th>FYE 2020</th>
<th>FYE 2019</th>
<th>Month/Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 2019</td>
<td>58,910.43</td>
<td>35,403.13</td>
<td>July 2018</td>
</tr>
<tr>
<td>August 2019</td>
<td>52,771.91</td>
<td>76,598.16</td>
<td>August 2018</td>
</tr>
<tr>
<td>September 2019</td>
<td>51,662.08</td>
<td>65,839.40</td>
<td>September 2018</td>
</tr>
<tr>
<td>October 2019</td>
<td>54,106.58</td>
<td>88,471.81</td>
<td>October 2018</td>
</tr>
<tr>
<td>November 2019</td>
<td>47,711.25</td>
<td>69,123.24</td>
<td>November 2018</td>
</tr>
<tr>
<td>December 2019</td>
<td>21,164.83</td>
<td>58,580.07</td>
<td>December 2018</td>
</tr>
<tr>
<td>January 2020</td>
<td>45,599.70</td>
<td>37,233.61</td>
<td>January 2019</td>
</tr>
<tr>
<td>February 2020</td>
<td>40,469.45</td>
<td>117,116.71</td>
<td>February 2019</td>
</tr>
<tr>
<td>March 2020</td>
<td>19,653.83</td>
<td>84,260.02</td>
<td>March 2019</td>
</tr>
<tr>
<td>April 2020</td>
<td>14,590.98</td>
<td>43,271.29</td>
<td>April 2019</td>
</tr>
<tr>
<td>May 2020</td>
<td>4,026.39</td>
<td>47,226.42</td>
<td>May 2019</td>
</tr>
<tr>
<td>June 2020</td>
<td>1,949.47</td>
<td>36,726.75</td>
<td>June 2019</td>
</tr>
</tbody>
</table>

**Total**

|                      | 412,616.90 | 759,850.61 |

#### Percentage Increase or (Decrease) in TARS

<table>
<thead>
<tr>
<th>Month/Year</th>
<th>Percentage Increase or (Decrease)</th>
<th>Difference between Fiscal Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 2019</td>
<td>66%</td>
<td>23,507.30</td>
</tr>
<tr>
<td>August 2019</td>
<td>-31%</td>
<td>(23,826.25)</td>
</tr>
<tr>
<td>September 2019</td>
<td>-22%</td>
<td>(14,177.32)</td>
</tr>
<tr>
<td>October 2019</td>
<td>-39%</td>
<td>(34,365.23)</td>
</tr>
<tr>
<td>November 2019</td>
<td>-31%</td>
<td>(21,411.99)</td>
</tr>
<tr>
<td>December 2019</td>
<td>-64%</td>
<td>(37,415.24)</td>
</tr>
<tr>
<td>January 2020</td>
<td>22%</td>
<td>8,366.09</td>
</tr>
<tr>
<td>February 2020</td>
<td>-65%</td>
<td>(76,647.26)</td>
</tr>
<tr>
<td>March 2020</td>
<td>-77%</td>
<td>(64,606.19)</td>
</tr>
<tr>
<td>April 2020</td>
<td>-66%</td>
<td>(28,680.31)</td>
</tr>
<tr>
<td>May 2020</td>
<td>-91%</td>
<td>(43,200.03)</td>
</tr>
<tr>
<td>June 2020</td>
<td>-95%</td>
<td>(34,777.28)</td>
</tr>
</tbody>
</table>

**Total**

|                      | -46%                               | (347,233.71)                    |
### Period Ending: June 2020

<table>
<thead>
<tr>
<th>UNIT</th>
<th>RESIDENT</th>
<th>SOCIAL</th>
<th>RENT CHARGES</th>
<th>OTHER CHARGES</th>
<th>TOTAL AMT</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>#</td>
<td>NAME</td>
<td>SECURITY#</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NONE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Development: 1-1

<table>
<thead>
<tr>
<th>Elyton Village</th>
</tr>
</thead>
</table>

---

**Asset Manager/Assistant Asset Manager**

**VP of Facility Operations**

**Vice President/COO**
<table>
<thead>
<tr>
<th>Unit #</th>
<th>Moved In Date</th>
<th>Date of Move Out</th>
<th>Unit Size</th>
<th>REASON FOR MOVING OUT</th>
<th>ASSIGNED MOVE OUT</th>
<th>Date File was OK'd</th>
<th>Date File was Approved</th>
<th>Date Executed</th>
<th>Time Legal Fees</th>
<th>Date Legal Fees</th>
<th>Time Amount Paid</th>
<th>Total Amount Owed</th>
<th>Primary Source of Income Code: SS (Social Security), SI (Unemployment)</th>
<th>W-2 (Wages), TA (Family Assistance), TAM (Military Compensation), P ( Pension), VA (Veterans)</th>
</tr>
</thead>
<tbody>
<tr>
<td>115</td>
<td>6/10/2017</td>
<td>6/1/2020</td>
<td>No</td>
<td>Decreased</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>Bankruptcy and Expungement Charges, Rent, Legal Fees, Encumbrances, P (Pension), Legal Fees, VA (Veterans)</td>
</tr>
</tbody>
</table>


Monthly Crime Status Report for June 2020
PURPOSE OF COMMUNITY SAFETY PARTNERSHIP

The purpose of this Monthly Activity Report is to provide situational awareness of crime in the Housing Authority of the Birmingham District (HABD) and the activities of the Community Safety Partnership (CSP) Division. The purpose of the CSP is as follows:

1. Reduce violent crime and the residents’ and communities’ perception of a lack of safety in and around the fourteen housing developments,
2. Improve community relations with law enforcement, through increased cultural competency and improved trust, and
3. Improve the working relationships between BPD and HABD by working together to improve housing conditions for HABD residents.

<table>
<thead>
<tr>
<th>Crime Type</th>
<th>YTD 2020</th>
<th>YTD 2019</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homicide</td>
<td>3</td>
<td>2</td>
<td>50.0%</td>
</tr>
<tr>
<td>Rape</td>
<td>2</td>
<td>5</td>
<td>-60.0%</td>
</tr>
<tr>
<td>Robbery</td>
<td>14</td>
<td>26</td>
<td>-46.2%</td>
</tr>
<tr>
<td>Agg. Assaults</td>
<td>156</td>
<td>178</td>
<td>-12.4%</td>
</tr>
<tr>
<td>Total Violent</td>
<td>175</td>
<td>211</td>
<td>-17.1%</td>
</tr>
<tr>
<td>Burglary</td>
<td>33</td>
<td>64</td>
<td>-48.4%</td>
</tr>
<tr>
<td>Auto Theft</td>
<td>27</td>
<td>37</td>
<td>-27.0%</td>
</tr>
<tr>
<td>UBEV</td>
<td>14</td>
<td>15</td>
<td>-6.7%</td>
</tr>
<tr>
<td>Theft</td>
<td>102</td>
<td>100</td>
<td>2.0%</td>
</tr>
<tr>
<td>Total Property</td>
<td>176</td>
<td>216</td>
<td>-18.5%</td>
</tr>
<tr>
<td>Total Part 1</td>
<td>351</td>
<td>427</td>
<td>-17.8%</td>
</tr>
</tbody>
</table>

OVERVIEW OF CRIME IN HABD:

Part 1 Crime is down in the HABD, -17.8 percent. The chart depicts total crime for year 2019 versus 2020 for all the HABD developments.

VIOLENT CRIME:

Violent crime is down in the HABD, Year to Date (YTD) - 17.1 % compared to Last Year to Date (LYTD).

- Homicides (3) are up 50%
BIRMINGHAM POLICE DEPARTMENT
Community Safety Partnership
MONTHLY REPORT
June 2020

An analysis of Homicides revealed:

- Three homicides occurred within the housing developments since January 2020. Two homicides occurred in Southtown and one in Morton Simpson Housing Developments. All homicides have been solved with 2 defendants cleared by arrests.

STRATEGIES

Community Policing requires a bond of trust between HABD residents and the police. The CSP officers are committed to building relationships within the housing developments by addressing the root causes of criminal behavior. The CSP implemented strategies that follows:

- Director Foreman and Captain Finney have been visiting communities to follow up on complaints and concerns of the residents.
- The CSP Officers have developed trusting relationships with residents and children within the housing communities.
- Birmingham Police Department’s Crime Prevention Officers are currently reaching out to HABD property managers to partner in developing the Neighborhood Block Watch Program in each development.
- Director Foreman and Captain Finney met with the CPAB Board and discussed programs for which we can partner to ensure the safety and welfare of the housing communities i.e., Safe Passage and Neighborhood Watch.
- The BPD Case Social workers are continuing to provide services to residents experiencing mental health issues.

Preventative patrol provides increased police presence to identify potential problems in areas high in crime. Preventative patrols were conducted as follows:

- The CSP officers conduct operations in Morton Simpson and Marks Village weekly, to address present issues in the communities.
- The commander of the CSP meet daily, with the Director of Public Safety to discuss crime statistics, crime trends, review crime reports, discuss crime with resident managers and address issues within the developments.
- The CSP officers conduct radar checkpoints regularly.
- The recent activity as it relates to civil unrest rallies has not negatively impacted the housing communities.
- Resources are allocated to the more volatile communities based upon statistics. In addition, programs such as Neighborhood Block Watch is in the process of being implemented in all communities.
The Housing Authority have fourteen officers allotted by the contract. There is no funding for additional resources.

The community that has the lowest percentage of crime is Elyton Village. See below.

### Elyton Village

<table>
<thead>
<tr>
<th>Crime Type</th>
<th>YTD 2020</th>
<th>YTD 2019</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homicide</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Rape</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Robbery</td>
<td>1</td>
<td>4</td>
<td>-75.0%</td>
</tr>
<tr>
<td>Agg. Assaults</td>
<td>10</td>
<td>24</td>
<td>-58.3%</td>
</tr>
<tr>
<td>Total Violent</td>
<td>11</td>
<td>28</td>
<td>-60.7%</td>
</tr>
<tr>
<td>Burglary</td>
<td>0</td>
<td>1</td>
<td>-100.0%</td>
</tr>
<tr>
<td>Auto Theft</td>
<td>1</td>
<td>6</td>
<td>-83.3%</td>
</tr>
<tr>
<td>UBEV</td>
<td>1</td>
<td>3</td>
<td>-66.7%</td>
</tr>
<tr>
<td>Theft</td>
<td>8</td>
<td>10</td>
<td>-20.0%</td>
</tr>
<tr>
<td>Total Property</td>
<td>10</td>
<td>20</td>
<td>-50.0%</td>
</tr>
<tr>
<td>Total Part 1</td>
<td>21</td>
<td>48</td>
<td>-56.3%</td>
</tr>
</tbody>
</table>

### PRODUCTIVITY REPORT

<table>
<thead>
<tr>
<th>Overall Totals – YTD - 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Checkpoints Conducted</td>
</tr>
<tr>
<td>Radar Citations</td>
</tr>
<tr>
<td>Other Operations</td>
</tr>
<tr>
<td>Citations Combined (State)</td>
</tr>
<tr>
<td>Parking Citations (City)</td>
</tr>
<tr>
<td>Misdemeanor Arrests</td>
</tr>
<tr>
<td>Felony Arrests</td>
</tr>
<tr>
<td># Vehicles @ Checkpoints &amp; Traffic Stops Combined</td>
</tr>
<tr>
<td>Weapons Recovered</td>
</tr>
<tr>
<td>Vehicles Towed</td>
</tr>
<tr>
<td>Stolen Vehicles Recovered</td>
</tr>
<tr>
<td>Business Checks / Citizen Contacts</td>
</tr>
</tbody>
</table>
REAL ESTATE DEVELOPMENT REPORT

REDEVELOPMENT/MODERNIZATION UPDATES

HABD BOARD OF COMMISSIONER’S MEETING

JULY 16, 2020
The following updates consist of recent redevelopment or modernization activities managed by HABD’s Real Estate Development & Capital Improvements Department. The projects below are not an exhaustive list of all of Real Estate Development’s initiatives, but includes active Capital Fund projects.

1. **Southtown Court Redevelopment**
HABD is preparing for the redevelopment of Southtown Court to include 280 affordable housing units, up to 280 market rate units and commercial space.

   **Project updates:**
   - Southside Development Company & HABD were awarded $10.9 million in 9% tax credits for the construction of the 60-unit family building.
   - Demolition work is expected to be released for bid during the month of September 2020.
   - HABD’s legal counsel is currently reviewing the master ground lease for the redevelopment

2. **Villas at Titusville Development - Final Phase**
HABD’s developer partner Hollyhand Development, LLC is working to construct the Villas at Titusville final phase of 64 Project Based Voucher units. The final phase will include the construction of a new boulevard and community building.

   **Project updates:**
   - Demolition has been completed to make way for the construction of 64 multi-family units.
   - Contractors are currently working on the installation of new infrastructure for the 64 units.
   - Construction is on the final phase is expected to be complete by early 2020.

3. **Loveman Village Daycare Renovation**
HABD has partnered with Birmingham City Schools & Navigate Housing to renovate the existing daycare into an Early Childhood Learning Center. HABD & Navigate are providing funds for renovation and Birmingham City Schools is funding the curriculum and teaching staff.
Project Updates:

- HABD’s architect has completed schematic designs and is prepared to complete construction documents by July 31, 2020.
- Daycare renovation work will be released for bid during the month of August 2020.
- Daycare renovations are expected to be completed by fall of 2021.

4. Energy Performance Contract (EPC)
HABD procured Ameresco to install energy performance measures including LED lighting, efficiency plumbing fixtures and HVAC system across various public housing communities.

Project Updates:

- Led lighting measures are 100% completed at select public housing sites.
- Plumbing fixtures such as toilets, aerators and showerhead upgrades are 100% at select public housing sites.
- HVAC installation is 90% completed at Marks Village and is expected to be fully completed in the next 40 days.

5. Farrington Apartment Renovation
HABD partnered with Arlington Properties for the renovation and purchase of 104 Project Based Rental Assistance units at Farrington Apartments.

Project Updates:

- Renovations are completed and a final punch-list inspection is scheduled within the next week.
- HABD is working to develop a waiting list for vacant units.
- Developer partner Arlington will seek approval from AHFA for HABD to manage the site before the negotiated 3-year period.

6. Freedom Manor Renovation
HABD recently substantially completed its only senior facility Freedom Manor. The facility was substantially complete in February 2020.

Project Updates:
• Trawick Contractors is completing minimal punch list items to close out renovation activities.

7. Freedom Manor Rooftop Solar Panels
HABD is planning the installation of a 100 k/w rooftop solar panel system at Freedom Manor.

Project Updates:
• HABD staff are planning to meet with contractor Eagle Solar to discuss the process and necessary local approvals for solar panel installation.
• Solar panel installation is expected to take 8-10 week from including the time to gain local approvals and time to install the solar product.

8. Roosevelt City Roofing & Siding Replacement
HABD is preparing for the exterior renovation of Roosevelt City public housing community to include new roofing systems and installation of new Hardie Board siding for all residential buildings. The renovation will refresh the 1960s structures.

Project Updates:
• Roofing and siding replacement will begin in early August 2020.
• Crimson Contractors is preparing to perform a mock-up at which point approval of workmanship and materials will take place.

9. Elyton Village HVAC Repair
HABD has procured Safford Building Contractors to repair interior HVAC systems at Elyton Village in the recently renovated units in Phases 1-3. The repairs will correct existing HVAC units in Elyton Village Phases 1-3.
Project Updates:

- Safford Building Contractors are preparing to perform mock-up of HVAC repair for approval of craftsmanship and materials.

10. RAD Strategic Planning
HABD has been working with the HUD RAD office and designated consultant for the past month to identify redevelopment strategies for HABD’s (5) RAD properties, as well as redevelopment opportunities for HABD’s non-RAD sites. Proforma’s were created for various sites identifying GAP funding needs, units for demolition and other potential financing options. HABD staff is currently vetting the redevelopment options to present later to the HABD Board of Commissioners and Resident Council Leadership.

11. Choice Neighborhood Initiative Grant
HABD is planning for an application of a Choice Neighborhood Planning and/or Implementation grant in the upcoming 2020 application cycles. HABD is seeking the grant funding to assisted in the renovation of Smithfield Court and to complete the redevelopment of remaining phases at Elyton Village. Apart of the CNI HABD will also seek Historic Tax Credit funding to assist in the reposition of both public housing sites.