



Huntsville Housing Authority
**2024 Annual
Report**



Executive Director
Antonio McGinnis

The Huntsville Housing Authority (HHA) is pleased to present its Annual Report for the year 2024, outlining our key achievements, initiatives, and progress in providing affordable housing and promoting community development in Huntsville, Alabama. HHA remains dedicated to enhancing the quality of life for low-income individuals and families in Huntsville. Our vision is to create sustainable, safe, and inclusive communities that empower residents to thrive.

Affordable Housing Expansion: In 2024, HHA continued its commitment to expanding access to affordable housing by adding new Project Based Voucher (PBV) units and Public Housing (PH) Units to our community. This expansion has positively impacted the lives of families, offering them secure and decent housing options.

Community Development: Our efforts extended beyond housing, with a focus on community development initiatives. We collaborated with local partners to provide residents with educational programs, job training, and health and wellness resources. This approach aimed to foster self-sufficiency and improve overall wellbeing.

Sustainability Initiative: HHA embraced sustainable practices by completing a much needed renovation project of our L. R. Patton development. This initiative helped us keep inventory in our possession and provides better quality housing for our residents.

Partnerships and Collaborations: HHA recognizes the importance of partnerships in achieving our goals. In 2024, we strengthened collaborations with local government agencies, non-profit organizations, and private sector entities. These partnerships enriched our capacity to provide comprehensive support to our residents.

Financial Overview: The financial stability of HHA remains a priority. Through prudent financial management, we maintained a strong balance between providing quality housing services and managing operational costs. We are pleased to report that our financial reserves are well-maintained, ensuring our ability to weather economic challenges.

Challenges and Future Outlook: Despite our successes, challenges persist. The demand for affordable housing continues to outpace supply, emphasizing the need for ongoing expansion and innovative solutions. We remain committed to addressing these challenges through strategic planning, seeking alternative funding sources, and advocating for policies that support affordable housing initiatives.

Transparency and Accountability: HHA maintains a steadfast commitment to transparency and accountability. This report serves as a reflection of our achievements, challenges, and ongoing efforts to create a better future for the residents of Huntsville.

In conclusion, the Huntsville Housing Authority's 2024 Annual Report underscores our dedication to providing affordable housing and fostering community development. As we move forward, we are excited about the potential for positive change and remain steadfast in our mission to improve the lives of those we serve.

for more information visit us at
www.hsvha.org

HHA's Mission

Huntsville Housing Authority's mission is to develop and preserve a high standard of safe, affordable housing for qualifying individuals and families, free from discrimination. HHA believes housing is a basic need and the foundation for a successful life.

HHA's dedicated staff, along with community partners, will promote neighborhood revitalization, self-sufficiency, and assist our families in achieving long-term economic success and a sustained high quality of life.

WHAT WE DO

Huntsville Housing Authority (HHA) administers federal subsidies that support almost 3,000 units of public and other assisted housing. We also work with builders, developers, lenders and private housing providers to expand affordable housing opportunities in Madison County. We support self-sufficiency and offer resources for current and aspiring homeowners.

HUNTSVILLE AREA BENEFITS:

- Quality affordable housing opportunities
- Neighborhood revitalization and stabilization activities
- Economic independence opportunities
- Partnerships with private and public entities to optimize resources through innovative programs
- Efficient and effective management of resources generated

HHA's Core Values

SAFETY & WELL-BEING

The safety and well-being of our residents and employees is our number one priority.

INTEGRITY

We lead with intentional integrity in all of our interactions.

SELF-SUFFICIENCY

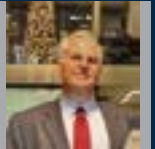
We promote self-sufficiency for our residents through innovative partnerships and family based programming.

TEAMWORK

We encourage and foster employee growth and development.



BOARD Members



Leon D. Fountain
Chairman



Shaquila Willie
Commissioner



Willie Williams
Vice Chairman



Chanda Crutcher
Commissioner



Larry Lowe
Commissioner



Antonio McGinnis, Sr.
Executive Director/CEO

Annual Demographics

3,080

AVERAGE #OF PEOPLE SERVED EACH MONTH



1,646

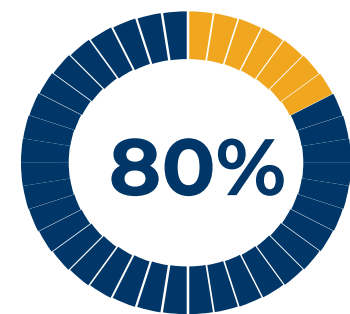
UNITS IN PORTFOLIO



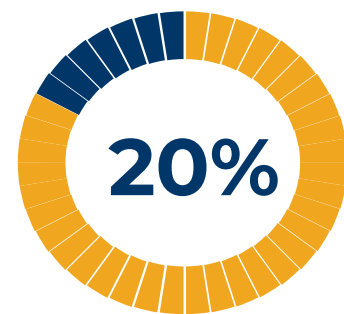
98%

OCCUPANCY RATE

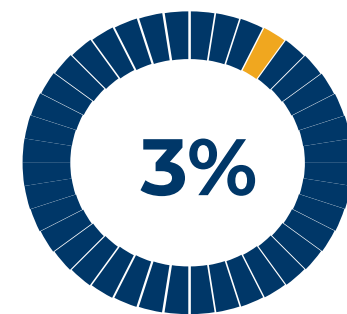
Race of People Served



Black/African American



White Ethnicity



Hispanic/Latino

Total Tenant Revenue was 4.1 million.
This rental revenue is based on upon
30% of household income.

\$3.4M

The HHA total revenue for FYE 03/31/24
was 41.6 million.

\$41.6M

Financial Summary

The Huntsville Housing Authority fiscal year end is 03/31.

The Huntsville Housing Authority fiscal year end is 03/31.

The HHA total revenue for FYE 03/31/24 was 41.6 million.

HUD Grants funding consisted of HUD PHA Operating Grants that breakdown:

19.2 million in Revenue for the Housing Choice Voucher program

10.9 million in Public Housing Operating Subsidy

3.8 million in Capital Fund Grants

Total Tenant Revenue was 3.4 million. This rental revenue is based on upon
30% of household income.

All Other Revenue comes from additional HUD Grants for Ross FSS for PH and
HCV, Ross FSS Coordinator Grant, Youth Build Grant, and Business Activates
Revenue.

Total Expenses for FYE 03/31/24 was **40.6 million.**

The HCV Landlord Payments is 45% of the HHA incurred expenses. The
payments for this fiscal year total **18.1 million.** These are payments that benefit
the Huntsville/ Madison County area. These payments allow HHA to make a
difference in the lives of over 1,800 families.

Administrative Expenses consist of salaries and benefits, auditing and
management fees, office expenses, legal expenses, and training.

Maintenance Expenses consist of labor and benefits, maintenance materials
and contracts to sustain the upkeep and improvements in the 1,515 units owned
by the Huntsville Housing Authority.

General Expenses are made of tenant services, protective services, casualty
losses.

Depreciation, Utilities, and Property Insurance Expenses are operational
expenses incurred for 15 developments that Huntsville Housing Authorities
operates.

FYE 03/31/24 Revenues less Expenses netted and increase in Net Position
(Owner's Equity) .9 million.

HHA operations employees 100 residents of Madison County and the
opportunity to serve approximately 3,500 residents of Huntsville, Alabama.

Assisted Housing Section 8

The Housing Choice Voucher (HCV) or Section 8 Program provides assistance for low-income families in the private rental market through the Housing Assistance Payments Program. Housing Choice Voucher holders select a unit from the private rental market. Rental assistance makes market rate housing affordable. Program participants normally pay no more than 30% of their monthly-income and HHA pays the remainder directly to the landlord. As part of a family's monthly rental allowance, HUD also includes a utility allowance. Utility allowances can be small or large, ranging from less than \$10 to over \$200 for a resident household per month, depending on the number of utilities and uses covered, and the dwelling unit and/or household size.

Public Housing

HHA currently provides a variety of housing options to low-income individuals and families. We serve all members of our community, including seniors, families, individuals and persons with disabilities, which meet the eligibility criteria for our programs. HHA partners with community agencies throughout city of Huntsville and Madison County to link our residents to services such as education, substance abuse and youth programs, financial services and job training and life skills.

331
FAMILIES ON WAITLIST

1793
OF FAMILIES SERVED



581
ON PUBLIC HOUSING
WAITING LIST

3,080
3 of PEOPLE ASSISTED



95
EHV

2,159
Vouchers HCV-Overall



\$360
Avg Monthly Rent

98%
OCCUPANCY RATE

\$15,765
AVERAGE ANNUAL INCOME

5
Home Ownership

\$15,448
AVERAGE ANNUAL INCOME

2.2
AVERAGE HOUSEHOLD SIZE

New Partnerships

Forge Creative Collaborations with Community Partners



Our goal is to drive the Huntsville Housing Authority's commitment and ability to create, develop, and maintain creative and innovative collaborations with the City of Huntsville, community agencies, partners, experts and advocates to identify resources and provide effective services for self-sufficiency of families, youth, elderly persons, and persons with disabilities.



Our Partners

- Alabama A&M University
- Boy Scouts of North Alabama
- Boys & Girls Club of North Alabama
- Calhoun Community College
- Church of the Highlands
- City of Huntsville
- Community Action Partnership
- Drake State Community & Technical College
- First Baptist Church (north side church)
- Generosity Foundation
- Huntsville Hospital
- Huntsville-Madison County Public Library
- Huntsville Police Department
- Oakwood University
- One Stop Shop
- St. Bartley's Primitive Baptist Church
- SouthState Bank
- The Learning Center
- The Legacy Center
- The Wealthy Child
- Village of Promise

HHA Programs

162

Participants in Caseload

47

Caseload in TAAG



“
It doesn't
matter where
you live, it's
how you live

The Huntsville Housing Authority is committed to empowering our residents through a range of impactful programs. Our Family Self-Sufficiency program helps families achieve financial independence, while Resident Services provide essential support for daily living. Through Youth Build, young adults gain valuable skills and certifications for various career paths. Section 3 connects residents with employment and training opportunities. Our Homeownership program guides participants on the path to owning their own homes. The Summer Employment program offers youth valuable work experience, and the Resident Council encourages community involvement and leadership. Each program is designed to uplift and support our community members as they strive for success.

101

Avg # Residents Served Monthly

7

Childcare program Graduates

27

YouthBuild Students Served



Family Self Sufficiency
Resident Services
Youth Build
Section 3
Homeownership
Summer Employment
Resident Council

Portfolio 360 Properties

1,646

OF PUBLIC HOUSING UNITS



LEGACY HILLS

TAX CREDIT PUBLIC HOUSING

40 UNITS



GATEWAY PLACE

86 TAX CREDIT UNITS

48 PUBLIC HOUSING



CHESTNUT GLENN

40 UNITS



PHASE 2

STONE RIDGE VILLAS ON BALCH ROAD

8

TOTAL OF PUBLIC HOUSING UNITS

22

PROJECT BASED VOUCHERS
ADDED IN PHASE 2

57

PROJECT BASED VOUCHERS



3

PUBLIC HOUSING UNITS
IN PHASE 2

5

PUBLIC HOUSING UNITS
IN PHASE 1

PENNROSE
Bricks & Mortar | Heart & Soul

PROJECT BASED VOUCHERS



ELMINGTON CONSTRUCTION

Old Monrovia Flats

UNDER CONSTRUCTION

48
PROJECT BASED VOUCHERS

198
TOTAL UNITS



ELMINGTON CONSTRUCTION

Burwell at Dry Creek

UNDER CONSTRUCTION

5451 AL HWY 53
HARVEST, AL 35749

89
PROJECT BASED VOUCHERS

177
TOTAL UNITS

Future **Projects**

Mill Creek Redevelopment



After years of planning, the redevelopment of the area surrounding Butler Terrace and Johnson Towers – commonly known as Mill Creek – will soon begin following notice of a \$50 million Choice Neighborhood Implementation Grant.

Awarded by the U.S. Department of Housing and Urban Development (HUD), the grant complements commitments from the City of Huntsville, Huntsville Hospital and various private and non-profit partners, resulting in a comprehensive project valued at over \$350 million.

The Mill Creek redevelopment aims to establish mixed-income housing, essential services such as health care and child care facilities, and retail amenities. It will also

incorporate extensive infrastructure enhancements, including new streets, vibrant public art installations, and the development of a new Mill Creek Park.

Innovative Housing Initiatives

A revolutionary approach to workforce, family and senior housing is at the heart of the Mill Creek project, with plans to introduce approximately 580 new residential units. Huntsville Hospital intends to contribute a 125-unit development for its staff, bringing the total to over 700 units comprising replacement, affordable and market-rate housing.

The first phase is slated to commence within 10-12 months and includes the construction of an 84-unit Universal

Design building located at the intersection of Governors Drive and 1st Street. This building will become the new residence for occupants of the aging Johnson Towers. Universal Design buildings are crafted to be accessible and usable by people of all ages and abilities, featuring adjustable countertops and wheelchair-friendly doorways. The goal is for occupancy by Johnston Towers residents by 2027.

Phase 2 focuses on the establishment of a 100-unit senior housing development, also located off 1st Street. Phase 3 expands the initiative with 151 units of family housing, including a substantial development along Governors Drive between Seminole Drive and 1st Street, and another family housing complex along Harden Avenue between 1st Street and a newly designated street.

Phase 4 will introduce an additional 172 family units located south of Clinton Avenue off Seminole Drive, separated by a new street. The fifth and final phase encompasses 73 units to be constructed at the intersection of Brahan Avenue and Indiana Street, as well as the completion of a new linear park.

Completed and ongoing milestones

The grant award marks a significant milestone for the project, catalyzing substantial infrastructure improvements along Governors Drive, west of Memorial Parkway. These enhancements encompass upgraded streetscapes and pedestrian amenities. Ground was recently broken on a new Food City store on Governors Drive, enhancing local food

options for residents of the Mill Creek and Lowe Mill communities.

Additionally, the Pedestrian Access and Redevelopment Corridor (PARC) project is expected to begin by the end of 2024. It will bolster downtown flood mitigation and feature a 1,400-foot cable suspension bridge spanning from the future Mill Creek Park over Memorial Parkway. This bridge will provide safe passage for pedestrians and cyclists residing in the Mill Creek and Lowe Mill neighborhoods.

There are also plans to convert the Martin Luther King Jr. building located at the intersection of Binford Drive and Vernon Avenue into a versatile “Smart Space” facility. It will feature early learning classrooms catering to infants through Pre-K, a food pantry, and both indoor and outdoor recreational areas.

Further initiatives in the planning stages include greenway and multiuse path connections to Brahan Spring Park and John Hunt Park, alongside collaborative long-term planning between the City of Huntsville and Huntsville Housing Authority.

Soon, Huntsville will introduce an Affordable Housing Manager within the City’s Community Development Office. This role will spearhead the development and implementation of strategies, policies and plans to meet the community’s housing needs. The manager will collaborate closely with stakeholders to establish affordable, secure and sustainable housing options.

View Mill Creek Presentation at <https://hsvha.org/wp-content/uploads/2020/07/CNI-Grant-Presentation-US-HUD-and-COH-Announcement.pdf>



www.hsvha.org

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