



*Growing Communities One Family At A Time
For More Than 70 Years*

Delmonize Smith, Ph.D.
Chairman

James Bolte
Vice Chairman

Leon D. Fountain
Commissioner

Delvin L. Sullivan
Commissioner

Shaquila Willie
Commissioner

Antonio McGinnis, Sr.
Executive Director/CEO

REGULAR
BOARD MEETING
of the
HUNTSVILLE HOUSING AUTHORITY
FEBRUARY 21, 2022
12:00 P.M.
(Virtual)

REGULAR MEETING

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: December 20, 2021

OLD BUSINESS

NEW BUSINESS

Financial Services

1. Presentation of Cumulative Low-Income Housing Finance Report for the Period Ending December 31, 2021.

Assisted Housing

1. Act on Resolution Approving a New Utility Allowance Schedule for the Housing Choice Voucher Program.
2. Act on Resolution Approving Revised Payment Standards for the Housing Choice Voucher Program.

Public Housing Operations

1. Act on Resolution Ratifying the Purchase of Appliances and Plumbing Fixtures for Various Sites.

Development

1. Act on Resolution Authorizing the Executive Director/CEO/Contracting Officer to Purchase Equipment for Lawn Care Services at Various Sites.



EXECUTIVE DIRECTOR/CEO COMMENTS

PUBLIC COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT



MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
HUNTSVILLE HOUSING AUTHORITY

December 20, 2021

The Board of Commissioners Meeting of the Huntsville Housing Authority
December 20, 2021.

PRESENT

Chairman Dr. Delmonize Smith
Vice Chairman James Bolte
Commissioner Leon Fountain
Commissioner Delvin Sullivan
Commissioner Shaquila Willie

ABSENT

Chairman Smith declared a quorum present.

Also present were the following: Antonio McGinnis, Sr., Executive Director/CEO; Mr. Richard Raleigh, Attorney; Turkessa Coleman-Lacey, Deputy Executive Director; Carol Jones, Director of Human Resources; Paula Bingham, Director of Assisted Housing; Teresa Wade, Director of Finance/CFO; Teresa Boyd, Director of Public Housing Operations; Neil Andrew, Information Technology Specialist; Gene Lenard; and Jacqueline Egbujo, Executive Assistant.

APPROVAL OF MINUTES

A motion was made to accept the minutes from the regular board meeting held on November 15, 2021. Commissioner Willie made a motion to approve the minutes and Commissioner Fountain seconded the motion. Upon affirmative vote, the Chairman declared the said motion carried.

OLD BUSINESS

N/A

NEW BUSINESS

Financial Services

1. Act on Resolution Approving Third Quarter Charge-offs for the Quarter Ending December 31, 2021.

RESOLUTION NO. 2021 - 43

WHEREAS, Huntsville Housing Authority (HHA) has on its books certain balances owed by former residents in the various low-income developments operated by HHA for the period ending November 30, 2021, in the amount of \$17,414.66:

Rent	\$ 10,024.70
Maintenance Charges	\$ 2,507.96
Court Costs	\$ 1,134.00
Late Charges	\$ 1,508.00
Retroactive Rent	\$ 2,060.00
Bulk Cable	\$ 180.00

WHEREAS, HHA has made and is making reasonable effort to collect said balances; and

WHEREAS, March is the last month of the fiscal year and all vacates should be reflected in the charge-offs; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Huntsville Housing Authority that the aforesaid accounts in the amount of \$17,414.66.

Commissioner Sullivan moved the foregoing Resolution be adopted with noted recommended actions. Vice Chairman Bolte seconded the motion, Chairman Smith called the roll and the ayes and nays were as follows:

AYES:

Vice Chairman James Bolte
Commissioner Leon Fountain
Commissioner Delvin Sullivan

NAYS:

ABSTAIN:

Chairman Smith thereupon declared the said Resolution adopted this 20th day of December, 2021.

2. Presentation of Cumulative Low-Income Housing Finance Report for the Period Ending October 31, 2021.

Mrs. Teresa Wade-Chase reviewed the report in detail and it was accepted as presented.

3. Presentation of CARES ACT Funding for the Period Ending
October 31, 2021.

Mrs. Teresa Wade-Chase reviewed the report in detail and it was accepted as presented.

Public Housing Operations

1. Act on a Resolution Approving Revision of the Admissions
and Continued Occupancy Policy (ACOP) for Public Housing.

RESOLUTION NO. 2021-44

WHEREAS, Huntsville Housing Authority (HHA), has an established Admissions and Continued Occupancy Policy (ACOP) that covers many aspects for administering public housing including admissions, occupancy, rents, and other administrative procedures; and

WHEREAS, The United States Department of Housing and Urban Development (HUD) periodically distributes directives for implementing changes to the ACOP; and

WHEREAS, HHA has made changes to its ACOP in order to comply with policies for the administration of public housing that have been mandated by HUD and are in accordance with industry standards;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Huntsville Housing Authority, hereby adopts the revised Admissions and Continued Occupancy Policy; and further resolves that the Executive Director/CEO is hereby directed to operate in accordance with the revised policy as adopted.

Commissioner Fountain moved the foregoing Resolution be adopted with noted recommended actions. Commissioner Sullivan seconded the motion, Chairman Smith called the roll and the ayes and nays were as follows:

AYES:

Vice Chairman James Bolte
Commissioner Leon Fountain
Commissioner Delvin Sullivan
Commissioner Shaquila Willie

NAYS:

ABSTAIN:

Chairman Smith thereupon declared the said Resolution adopted this 20th day of December, 2021.

Executive

1. Act on Resolution Authorizing the Execution and Submission of PHA Certifications of Compliance with the PHA Plan and Related Regulations Including Required Civil Rights Certification, Annual and Five-Year Budgets and FY 2022 Five Year and Annual PHA Plan.

RESOLUTION NO. 2021-45 is attached

Commissioner Sullivan moved the foregoing Resolution be adopted with noted recommended actions. Commissioner Fountain seconded the motion, Chairman Smith called the roll and the ayes and nays were as follows:

AYES:

Vice Chairman James Bolte
Commissioner Leon Fountain
Commissioner Delvin Sullivan
Commissioner Shaquila Willie

NAYS:

ABSTAIN:

Chairman Smith thereupon declared the said Resolution adopted this 20th day of December, 2021.

EXECUTIVE DIRECTOR/CEO COMMENTS

Executive Director McGinnis stated that he appreciated the report that Sakeenah was able to provide to us on today.

Executive Director McGinnis stated that one of the things that he is committed to is really trying to help provide support for FSS. He said that he believes in the program and we actually have organizations that we've spoken to us to help us identify funds or try to get other FSS coordinators involved in the program. Mr. McGinnis gave an update on not only the Public Housing side on the FSS program but the Section 8 program.

Mr. McGinnis stated that the Public Housing graduated 20 residents, for a total of \$149,399.00, and 19 participants from our Housing Choice program for a total of \$86,393.00, for a total of \$235,792.00, which is huge because not only are we providing housing we're helping our economy grow by putting people in situations where they can go out and contribute to the larger general community by purchasing homes and getting apartments in the private market so now we're adding to the economy when we do this.

Mr. McGinnis stated that he is excited about where we're going in the very near future. He mentioned that one of the things he has talked about on a staff level and has spoken with Turkessa about is that we accepted some Housing Choice Emergency Vouchers back in July. He stated that we accepted 110 with the intention of us being able to go out and partner in the larger community bring in organizations that could help us raise the flag to say "Hey, we need resources, we need housing." He said that he has spoken to the mayor and different individuals about the need for housing and for us to have 110

vouchers in a city that's growing like Huntsville but really not able to utilize the vouchers as quickly as we need to. Mr. McGinnis stated that we're really going to hit the ground running in January, to just knock on every door that we need to knock on, do radio, television. We're going to have to advertise for the first time in a long time we have resources that are not so restricted like they used to be in the past and so in order for us to get these vouchers out to get people in the homes we're going to have to have community partners. Mr. McGinnis said in addition to our family self-sufficiency program we're really going to be really pushing our housing emergency housing voucher program. He reminded everyone that's a part of what we say we're going to do in our strategic plan is really promote self-sufficiency so again "I thank the FSS team and everybody for their support in pushing that information out to our residents."

Mr. McGinnis stated that our FSS program really shows that we have a target audience we have a captive audience of individuals who have volunteered to be on that program so it just makes sense to us to target those individuals who have volunteered to be on that program. Mr. McGinnis stated that it just makes sense to us to target those individuals for the jobs that are coming. He said mentioned that he has actually spoken to Toyota Mazda about having a target group of individuals who are looking to be up and out, so we're going to be pulling on those individuals a lot more throughout the year to say "Hey we have opportunity." If you want to grow or you want to get that house, then get involved in these programs because they're going to make a difference in how you transition out of public housing.

Mr. McGinnis stated that with the help of Ashley Jones, who's on the call today. We closed on the Pollard Circle property on Friday. Actually, in the late hour on Friday, we have not received the check yet but we do know that it's in the mail or in the wire. Mr. McGinnis said that he definitely appreciates all of the hard work Ashley has done on that project.

Mr. McGinnis said that as we talk about strategic goals this is definitely part of our priority number four, which is to drive entrepreneur innovation and with us selling this it's going to give us some capital to do some other things. He mentioned that he is excited about that. He said that we also have a contract that we're going to be working on with the sale of the Mahogany Row assets that we have in the South Huntsville. He said that he has already reached out to the field office to give us some direction on what we would need to do to drive that sale. They've given us a guideline of things that we're going to have to do to make that actual happen within the next few months but also with that sale of those assets we are going into a lease agreement with them, so that we're still going to be able to serve our clients. They'll take the bill on rehabbing those units but we'll provide them with resources so that some of our Section 8 participants will be able to go back on a lease from them. Mr. McGinnis said that he is excited about working with them on this partnership.

Mr. McGinnis mentioned that about three weeks ago we received the initial MBA from the Michaels Group which is the group that will be working with us to redevelop Sparkman Homes. Mr. McGinnis stated that he is very excited about this project for obvious reasons. Growing up in Sparkman Homes and being able to see something go back that will provide affordable housing to the residents here in this city. The residents

who are at or below sixty and thirty percent area median income. He stated that he is looking forward to something really going back their nice ad not only are we looking at multi-family they're going to be looking at doing something for the senior residents as well so we should really start diving into that piece.

Mr. McGinnis discussed that we are down to two finalists for the Director of Real Estate Development position in which we will be reaching out to next week to see if we can get somebody onboard for the beginning of the year to help with that bit in the meantime, we take a team approach to our real estate development piece because we have a lot of sharp minds within the agency who are willing to just kind of dissect all the contracts that we have in front of us so that we can make sure that we're getting the best bang for the buck for the residents of this city. He stated again that's a part of just kind of looking at expanding housing access and choice which is strategic goal number five so with those sales of those properties and us helping with the development of Sparkman Homes we really should be able to provide more housing for families who are a part of our community.

Mr. McGinnis discusses goal number three in the strategic plan which is maintaining Huntsville Housing Authority as a high performer. He mentioned that in January we had received notification of some react inspections that will be taking place on a few of our properties and so with those inspections it allows us an opportunity to figure out what's going on in our properties. The pandemic has had us kind of shut off and closed up for the last two years and actually now with react coming back out there we'll be able to identify some of the needs that we have for the portfolio that we have in place and we will be able to make the adjustments as needed. Although those things could become stressful it still gives us an opportunity to identify some of the problems that we had because we've kind of had our residents sheltering in place. Mr. McGinnis stated that it is good to take the cover off things and allow us an opportunity to go out there and look at what we may have as far as situations that we help us benefit our residents.

Mr. McGinnis mentioned that we are looking into working with the field office. He said that Terry talked about the waivers that were in place, well there's another waiver in place for Section 8. Mr. McGinnis also stated that we are looking to increase our payment standards to 120%. Mr. McGinnis stated that right now we have to do everything in our power to be able to compete in this market with Huntsville growing so fast with units that were \$700 dollars three years ago, to now being thirteen, fourteen hundred dollars. He stated that we're going to have to look at how we can become more flexible and one of the things we're doing is working with the field office to take advantage of the waiver that's in place to help us increase our payment standard. This is only going to be in place if we are chosen for a year which hopefully after that period of time, we'll be able to identify and we will need to keep it that way. But the more competitive we can be as an agency the better its going to be for us so we're just trying to do all that we can to better serve our residents.

Mr. McGinnis stated that in January he'll be graduated from the Executive Director Education Program. It's a program that's sponsored through PHADA. He said however you want to say it. He did mention that he needs to learn how to say it before January because they asked for him to speak at the graduation. He mentioned that as a participant

in graduation they reached out to him to speak at the event so this gave him the opportunity to say “yes” and to speak. He stated that he is excited about that because it gives him the opportunity to kind of share his story growing up in public housing and now being in a position to affect policy. He said that he is really excited about the three to four minutes that they will give him but at the same time excited to represent Huntsville and reach out to other executives across country and PHADA officials and you never know. He stated that Marsha Fudge may be there and give an opportunity to have an audience in front of her.

Mr. McGinnis thanked everyone for all the work that they have done for the Housing Authority this year. He said that it has been great and he is looking forward to a big 2022. He stated that he appreciates all that you’ve done.

McGinnis turned it over to Chairman Smith.

PUBLIC COMMENTS

N/A

COMMISSIONER COMMENTS

Chairman Smith thanked Tony. He stated that there was a lot of good updates going on here. Chairman Smith stated before we close, he did want to talk about Executive Director McGinnis’ time here with the Housing Authority but he stated that he wanted to do that last. He states that he would like to go around the table and see if we have first of all no public comments.

Vice Chairman Bolte gave thanks to Mr. Chairman. Vice Chairman Bolte said, “Well congrats, Tony” you know hashtag, rockstar alert something like that. But he stated that he was really proud of you, and he was really glad that he would be representing our Housing Authority and Huntsville, state of Alabama for that matter so thanks for that.

Vice Chairman Bolte gave thanks to all the staff, he said that you know you guys just do a great job. He stated that he doesn’t think that any of us take you for granted. He said that he knows that you’re doing a big service to the residents and please know that its much appreciated and we’re very grateful for all the work you do.

Vice Chairman Bolte said to our chairman a great job this year and to the other Commissioners thank you it’s a pleasure to serve with you. He said that he will just say have a Merry Christmas and a Happy New Year, and thank you very much.

Commissioner Sullivan said ditto to everything Jim just said. He stated that he just wanted to speak to the family self-sufficiency program and what that for an individual on a personal note and I want to say well in my thanks to all that you do, obviously some of you know my mom actually graduated from the FSS program and purchased her home. He stated that he was able to bring to her attention last week that she only owes like \$7,500 on the home, and the home around the corner from her is on the market now for

\$125,000 dollars so he thinks that kind of sheds light on why we all do what we do or help folks become self-sufficient and get to a point to where they have an asset with some equity, which will eventually be able to add to his or her legacy. He stated that in this case it will be my mom leaving me with a big gift one day, well if I don't leave here before her.

Commissioner Sullivan thanked everyone for what they do.

Commissioner Fountain said that he wanted to thank Tony and all of the staff for all this span of work throughout the year under again really trying circumstances. He stated that the enthusiasm and the prospects for the next year are even greater. He said that he thanks the staff and appreciate the opportunity to work you Mr. Chairman and the board. He mentioned that he also wants it to go on the record for the support from the community and the churches and non-profits that he sees out working with our residents just tirelessly providing resources and its just a total team effort. He stated that he thinks that we're going to do a lot bigger and greater things than we've ever done in 2022.

Commissioner Willie said that she would like to ditto everything that everyone said, as well as congratulating you again Tony and just the amazing job that the Housing Authority has done.

Commissioner Willie stated that we rose above the water as it looked like it was coming in and we didn't know what we were going to do. She states that she is amazed at how strong the team is. So, she thanked everyone at HHA and the FSS program, finance department and everyone who played a role in this. Quinton who received the award which is also helping me buy a home through the great program that you guys have. She said that she just wants to thank the team for being amazing and what could have turned out another way to just find the resources to the plan. She said that the meeting that we've had the planning that you guys done, great great great job. She also stated have a Happy Holiday.

Chairman Smith stated that he will not be doing too much of the reiterating on what's already been said by the commissioners other than just to say that hats off and kudos to this team and the staff. He stated that you make our jobs much easier everything from the finance, putting together the packets, dealing with our many many questions and concerns to ensure that we're providing our residents with the best Housing Authority experience and care possible, so he really appreciates that.

Chairman Smith said part of this board's responsibilities is to evaluate the executive director on an annual basis as with any board. He stated that we have done our duties with doing such and had an opportunity to evaluate Executive Director McGinnis' performance for this year. He said that he will tell you but will not go into a lot of details but the overall consensus was that much progress has been made under his leadership and that this board sees fit to extend his contract accordingly. He stated that in addition to that discussion we also of course had a discussion about his compensation and keeping with previous years, the decision was made by the board to make adjustments to the Executive Director's salary that were commensurate with COLA adjustments that we would typically see so, that was put into effect.

Chairman Smith stated that we also had the opportunity to speak to issues related to any type of performance bonus as it is outlined in the executive director's contract and based upon his performance this board made a decision to provide a performance incentive to the Executive Director McGinnis' commensurate with what we have seen in previous years from similar performance of the executive directors so that was provided as well. Chairman Smith mentioned that we have had that discussion here to say again Executive Director McGinnis this board appreciates your leadership. He said that we had an opportunity also to talk to you about areas that we would like for you to lean into for 2022, and we clearly expect and believe that you will be just as successful leaning into those areas that we discussed for that evaluation.

Vice Chairman Bolte stated that he supposes for public record if there's any more detailed questions somebody might have, they could contact you, correct?

Chairman Smith state that yes, that is correct. Because of Executive Director McGinnis' position, details of that could be discussions had with anyone that wants to reach out to me in reference to that but again I want the overall message to be that we appreciate your leadership Executive Director McGinnis. We appreciate the work that you have done since coming on board, we want to see that continue and you've had the support of this board as a result of that.

ADJOURNMENT

With there being no further comments, Chairman Smith declared the meeting adjourned.

Dr. Delmonize Smith, Chairman

Attest

Antonio McGinnis, Secretary

**Certifications of Compliance with PHA Plan and
Related Regulations**
*(Standard, Troubled, HCV-Only, and High
Performer PHAs)*

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed

Resolution 2021- 45

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the C Year and/or Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning [] in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a **Resident Advisory Board or Boards**, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Huntsville Housing Authority
PHA Name

AL047
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2022

5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802).

Name of Executive Director: Mr. Antonio McGinnis

Name Board Chairman: Mr. Delmonize Smith, Ph.D.

S20211111

Antonio McGinnis

Date
Dec 21 2021

Signature

Delmonize Smith

Date
Dec 22

vouchers in a city that's growing like Huntsville but really not able to utilize the vouchers as quickly as we need to. Mr. McGinnis stated that we're really going to hit the ground running in January, to just knock on every door that we need to knock on, do radio, television. We're going to have to advertise for the first time in a long time we have resources that are not so restricted like they used to be in the past and so in order for us to get these vouchers out to get people in the homes we're going to have to have community partners. Mr. McGinnis said in addition to our family self-sufficiency program we're really going to be really pushing our housing emergency housing voucher program. He reminded everyone that's a part of what we say we're going to do in our strategic plan is really promote self-sufficiency so again "I thank the FSS team and everybody for their support in pushing that information out to our residents."

Mr. McGinnis stated that our FSS program really shows that we have a target audience we have a captive audience of individuals who have volunteered to be on that program so it just makes sense to us to target those individuals who have volunteered to be on that program. Mr. McGinnis stated that it just makes sense to us to target those individuals for the jobs that are coming. He said mentioned that he has actually spoken to Toyota Mazda about having a target group of individuals who are looking to be up and out, so we're going to be pulling on those individuals a lot more throughout the year to say "Hey we have opportunity." If you want to grow or you want to get that house, then get involved in these programs because they're going to make a difference in how you transition out of public housing.

Mr. McGinnis stated that with the help of Ashley Jones, who's on the call today. We closed on the Pollard Circle property on Friday. Actually, in the late hour on Friday, we have not received the check yet but we do know that it's in the mail or in the wire. Mr. McGinnis said that he definitely appreciates all of the hard work Ashley has done on that project.

Mr. McGinnis said that as we talk about strategic goals this is definitely part of our priority number four, which is to drive entrepreneur innovation and with us selling this it's going to give us some capital to do some other things. He mentioned that he is excited about that. He said that we also have a contract that we're going to be working on with the sale of the Mahogany Row assets that we have in the South Huntsville. He said that he has already reached out to the field office to give us some direction on what we would need to do to drive that sale. They've given us a guideline of things that we're going to have to do to make that actual happen within the next few months but also with that sale of those assets we are going into a lease agreement with them, so that we're still going to be able to serve our clients. They'll take the bill on rehabbing those units but we'll provide them with resources so that some of our Section 8 participants will be able to go back on a lease from them. Mr. McGinnis said that he is excited about working with them on this partnership.

Mr. McGinnis mentioned that about three weeks ago we received the initial MBA from the Michaels Group which is the group that will be working with us to redevelop Sparkman Homes. Mr. McGinnis stated that he is very excited about this project for obvious reasons. Growing up in Sparkman Homes and being able to see something go back that will provide affordable housing to the residents here in this city. The residents

who are at or below sixty and thirty percent area median income. He stated that he is looking forward to something really going back their nice ad not only are we looking at multi-family they're going to be looking at doing something for the senior residents as well so we should really start diving into that piece.

Mr. McGinnis discussed that we are down to two finalists for the Director of Real Estate Development position in which we will be reaching out to next week to see if we can get somebody onboard for the beginning of the year to help with that bit in the meantime, we take a team approach to our real estate development piece because we have a lot of sharp minds within the agency who are willing to just kind of dissect all the contracts that we have in front of us so that we can make sure that we're getting the best bang for the buck for the residents of this city. He stated again that's a part of just kind of looking at expanding housing access and choice which is strategic goal number five so with those sales of those properties and us helping with the development of Sparkman Homes we really should be able to provide more housing for families who are a part of our community.

Mr. McGinnis discusses goal number three in the strategic plan which is maintaining Huntsville Housing Authority as a high performer. He mentioned that in January we had received notification of some react inspections that will be taking place on a few of our properties and so with those inspections it allows us an opportunity to figure out what's going on in our properties. The pandemic has had us kind of shut off and closed up for the last two years and actually now with react coming back out there we'll be able to identify some of the needs that we have for the portfolio that we have in place and we will be able to make the adjustments as needed. Although those things could become stressful it still gives us an opportunity to identify some of the problems that we had because we've kind of had our residents sheltering in place. Mr. McGinnis stated that it is good to take the cover off things and allow us an opportunity to go out there and look at what we may have as far as situations that we help us benefit our residents.

Mr. McGinnis mentioned that we are looking into working with the field office. He said that Terry talked about the waivers that were in place, well there's another waiver in place for Section 8. Mr. McGinnis also stated that we are looking to increase our payment standards to 120%. Mr. McGinnis stated that right now we have to do everything in our power to be able to compete in this market with Huntsville growing so fast with units that were \$700 dollars three years ago, to now being thirteen, fourteen hundred dollars. He stated that we're going to have to look at how we can become more flexible and one of the things we're doing is working with the field office to take advantage of the waiver that's in place to help us increase our payment standard. This is only going to be in place if we are chosen for a year which hopefully after that period of time, we'll be able to identify and we will need to keep it that way. But the more competitive we can be as an agency the better its going to be for us so we're just trying to do all that we can to better serve our residents.

Mr. McGinnis stated that in January he'll be graduated from the Executive Director Education Program. It's a program that's sponsored through PHADA. He said however you want to say it. He did mention that he needs to learn how to say it before January because they asked for him to speak at the graduation. He mentioned that as a participant

in graduation they reached out to him to speak at the event so this gave him the opportunity to say “yes” and to speak. He stated that he is excited about that because it gives him the opportunity to kind of share his story growing up in public housing and now being in a position to affect policy. He said that he is really excited about the three to four minutes that they will give him but at the same time excited to represent Huntsville and reach out to other executives across country and PHADA officials and you never know. He stated that Marsha Fudge may be there and give an opportunity to have an audience in front of her.

Mr. McGinnis thanked everyone for all the work that they have done for the Housing Authority this year. He said that it has been great and he is looking forward to a big 2022. He stated that he appreciates all that you’ve done.

McGinnis turned it over to Chairman Smith.

PUBLIC COMMENTS

N/A

COMMISSIONER COMMENTS

Chairman Smith thanked Tony. He stated that there was a lot of good updates going on here. Chairman Smith stated before we close, he did want to talk about Executive Director McGinnis’ time here with the Housing Authority but he stated that he wanted to do that last. He states that he would like to go around the table and see if we have first of all no public comments.

Vice Chairman Bolte gave thanks to Mr. Chairman. Vice Chairman Bolte said, “Well congrats, Tony” you know hashtag, rockstar alert something like that. But he stated that he was really proud of you, and he was really glad that he would be representing our Housing Authority and Huntsville, state of Alabama for that matter so thanks for that.

Vice Chairman Bolte gave thanks to all the staff, he said that you know you guys just do a great job. He stated that he doesn’t think that any of us take you for granted. He said that he knows that you’re doing a big service to the residents and please know that its much appreciated and we’re very grateful for all the work you do.

Vice Chairman Bolte said to our chairman a great job this year and to the other Commissioners thank you it’s a pleasure to serve with you. He said that he will just say have a Merry Christmas and a Happy New Year, and thank you very much.

Commissioner Sullivan said ditto to everything Jim just said. He stated that he just wanted to speak to the family self-sufficiency program and what that for an individual on a personal note and I want to say well in my thanks to all that you do, obviously some of you know my mom actually graduated from the FSS program and purchased her home. He stated that he was able to bring to her attention last week that she only owes like \$7,500 on the home, and the home around the corner from her is on the market now for

\$125,000 dollars so he thinks that kind of sheds light on why we all do what we do or help folks become self-sufficient and get to a point to where they have an asset with some equity, which will eventually be able to add to his or her legacy. He stated that in this case it will be my mom leaving me with a big gift one day, well if I don't leave here before her.

Commissioner Sullivan thanked everyone for what they do.

Commissioner Fountain said that he wanted to thank Tony and all of the staff for all this span of work throughout the year under again really trying circumstances. He stated that the enthusiasm and the prospects for the next year are even greater. He said that he thanks the staff and appreciate the opportunity to work you Mr. Chairman and the board. He mentioned that he also wants it to go on the record for the support from the community and the churches and non-profits that he sees out working with our residents just tirelessly providing resources and its just a total team effort. He stated that he thinks that we're going to do a lot bigger and greater things than we've ever done in 2022.

Commissioner Willie said that she would like to ditto everything that everyone said, as well as congratulating you again Tony and just the amazing job that the Housing Authority has done.

Commissioner Willie stated that we rose above the water as it looked like it was coming in and we didn't know what we were going to do. She states that she is amazed at how strong the team is. So, she thanked everyone at HHA and the FSS program, finance department and everyone who played a role in this. Quinton who received the award which is also helping me buy a home through the great program that you guys have. She said that she just wants to thank the team for being amazing and what could have turned out another way to just find the resources to the plan. She said that the meeting that we've had the planning that you guys done, great great great job. She also stated have a Happy Holiday.

Chairman Smith stated that he will not be doing too much of the reiterating on what's already been said by the commissioners other than just to say that hats off and kudos to this team and the staff. He stated that you make our jobs much easier everything from the finance, putting together the packets, dealing with our many many questions and concerns to ensure that we're providing our residents with the best Housing Authority experience and care possible, so he really appreciates that.

Chairman Smith said part of this board's responsibilities is to evaluate the executive director on an annual basis as with any board. He stated that we have done our duties with doing such and had an opportunity to evaluate Executive Director McGinnis' performance for this year. He said that he will tell you but will not go into a lot of details but the overall consensus was that much progress has been made under his leadership and that this board sees fit to extend his contract accordingly. He stated that in addition to that discussion we also of course had a discussion about his compensation and keeping with previous years, the decision was made by the board to make adjustments to the Executive Director's salary that were commensurate with COLA adjustments that we would typically see so, that was put into effect.

Chairman Smith stated that we also had the opportunity to speak to issues related to any type of performance bonus as it is outlined in the executive director's contract and based upon his performance this board made a decision to provide a performance incentive to the Executive Director McGinnis' commensurate with what we have seen in previous years from similar performance of the executive directors so that was provided as well. Chairman Smith mentioned that we have had that discussion here to say again Executive Director McGinnis this board appreciates your leadership. He said that we had an opportunity also to talk to you about areas that we would like for you to lean into for 2022, and we clearly expect and believe that you will be just as successful leaning into those areas that we discussed for that evaluation.

Vice Chairman Bolte stated that he supposes for public record if there's any more detailed questions somebody might have, they could contact you, correct?

Chairman Smith state that yes, that is correct. Because of Executive Director McGinnis' position, details of that could be discussions had with anyone that wants to reach out to me in reference to that but again I want the overall message to be that we appreciate your leadership Executive Director McGinnis. We appreciate the work that you have done since coming on board, we want to see that continue and you've had the support of this board as a result of that.

ADJOURNMENT

With there being no further comments, Chairman Smith declared the meeting adjourned.

Dr. Delmonize Smith, Chairman

Attest

Antonio McGinnis, Secretary

HUNTSVILLE HOUSING AUTHORITY

**Board of Commissioners' Meeting
Agenda Item
Control Document**

Date: February 8, 2022

HHA Staff Representative: Teresa Wade-Chase, Director of Finance/CFO

Department: Financial Services

Board of Commissioners' Meeting (Date): February 21, 2022, at 12:00 p.m. (VIRTUAL)

Board Agenda Item(s):

1. Presentation of Cumulative Low-Income Housing Finance Report for the Period Ending December 31, 2021.

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

Approved by: _____ / _____
Antonio McGinnis, Sr. Date
Executive Director/CEO/Contracting Officer

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).

HHA Board Committee Member: Chairman Dr. Delmonize Smith Date: 2/21/2022

HHA Board Committee Member: Vice Chairman James Bolte Date: 2/21/2022

HHA Staff Member: _____ **Date:** _____

Huntsville, AL 35801
(256) 539-0774
www.hsvha.org

BAF, COCC and PH Combined

Fiscal Year End: 3/31/2022 Report By: Month 12/31/2021 Reporting Type: Income Statement

All Accounts

	ANNUAL	MONTH ENDING AT 12/31/2021			YEAR TO DATE AT 12/31/2021			
	BUDGET	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)	
Revenue:								
Tenant Rental Revenue	2,572,944.00	222,511.00	214,412.00	8,099.00	1,988,266.40	1,929,708.00	58,558.40	3%
Other Tenant Charges	35,497.00	6,250.00	2,958.11	3,291.89	48,194.00	26,622.99	21,571.01	81%
Operating Subsidy	7,363,086.00	719,821.00	613,590.55	106,230.45	6,067,370.00	5,522,314.95	545,055.05	10%
HUD PHA Operating Grant-CFP	756,392.00	54,592.61	63,032.67	(8,440.06)	491,333.49	567,294.19	(75,960.70)	(13%)
Interest Income	0.00	2,046.09	0.00	2,046.09	18,822.82	0.00	18,822.82	100%
Section 8 Rental Income	12,000.00	1,000.00	1,000.00	0.00	9,000.00	9,000.00	0.00	0%
Management Fees - Public Housing	868,324.00	115,920.50	72,360.34	43,560.16	753,525.05	651,243.06	102,281.99	16%
Bookkeeping Fees - PH & HCV	270,090.00	22,597.50	22,507.50	90.00	201,187.50	202,567.50	(1,380.00)	(1%)
Asset Management Fees - Public Housing	181,560.00	15,130.00	15,130.00	0.00	136,170.00	136,170.00	0.00	0%
Service Fee Revenue	299,177.00	23,478.85	24,931.42	(1,452.57)	212,518.65	224,382.78	(11,864.13)	(5%)
Management Fees - Capital Fund	427,360.00	0.00	35,613.34	(35,613.34)	284,906.70	320,520.06	(35,613.36)	(11%)
Management Fees - Section 8	242,208.00	20,472.00	20,184.00	288.00	187,272.45	181,656.00	5,616.45	3%
Management Fees - 360 Properties	52,666.00	4,224.22	4,388.84	(164.62)	38,402.00	39,499.56	(1,097.56)	(3%)
Other Income	203,887.00	22,629.64	16,990.61	5,639.03	888,359.91	152,915.49	735,444.42	481%
Gain On Disposition of Fixed Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%
Inter-AMP Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%
Total Revenue	13,285,191.00	1,230,673.41	1,107,099.38	123,574.03	11,325,328.97	9,963,894.58	1,361,434.39	14%

Expenses:

Administration:

Administrative Salaries

Compensated Absences

Employee Benefits - Administrative

Audit Fees

Management Fees

Bookkeeping Fees

BOOKKEEPING FEES
Advertising and Marketing

2/8/2022 2:10:20PM

By: Desiree Patterson

BAF, COCC and PH Combined

Fiscal Year End: 3/31/2022 Report By: Month 12/31/2021 Reporting Type: Income Statement

All Accounts

	MONTH ENDING AT 12/31/2021				YEAR TO DATE AT 12/31/2021			
	ANNUAL							
	BUDGET	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)	
Office Expense	417,923.00	75,381.11	34,827.25	(40,553.86) (116%)	391,377.32	313,445.25	(77,932.07) (25%)	
Legal	100,000.00	5,406.00	8,333.37	2,927.37 35%	60,230.25	75,000.33	14,770.08 20%	
Training and Travel	36,647.00	1,517.79	3,053.93	1,536.14 50%	31,362.45	27,485.33	(3,877.12) (14%)	
Other Administrative Costs	154,123.00	32,444.03	12,843.79	(19,600.24) (153%)	105,268.73	115,594.11	10,325.38 9%	
Total Administration	4,753,149.00	459,215.10	396,096.56	(63,118.54) (16%)	3,644,956.15	3,564,869.00	(80,087.15) (2%)	
Asset Management Fee	181,560.00	15,130.00	15,130.00	0.00 0%	130,790.00	136,170.00	5,380.00 4%	
Tenant Services:								
Salaries	109,027.00	20,402.22	9,085.61	(11,316.61) (125%)	88,968.48	81,770.49	(7,197.99) (9%)	
Relocation	0.00	0.00	0.00	0.00 0%	1,300.00	0.00	(1,300.00) (100%)	
Employee Benefits - Tenant Services	75,428.00	9,128.46	6,285.70	(2,842.76) (45%)	49,200.11	56,571.30	7,371.19 13%	
Other/Funding/Travel and Training	28,401.00	2,138.78	2,366.82	228.04 10%	18,310.68	21,301.38	2,990.70 14%	
Total Tenant Services	212,856.00	31,669.46	17,738.13	(13,931.33) (79%)	157,779.27	159,643.17	1,863.90 1%	
Utilities:								
Other Utilities	119,297.00	9,950.38	9,941.46	(8.92) 0%	92,270.77	89,473.14	(2,797.63) (3%)	
Water	415,639.00	31,324.05	34,636.62	3,312.57 10%	276,574.76	311,729.58	35,154.82 11%	
Electric	379,291.00	33,988.84	31,607.62	(2,381.22) (8%)	277,059.33	284,468.58	7,409.25 3%	
Gas	50,983.00	5,448.61	4,248.62	(1,199.99) (28%)	32,754.55	38,237.58	5,483.03 14%	
Sewage	611,821.00	46,855.73	50,985.12	4,129.39 8%	407,886.08	458,866.08	50,980.00 11%	
Total Utilities	1,577,031.00	127,567.61	131,419.44	3,851.83 3%	1,086,545.49	1,182,774.96	96,229.47 8%	
Maintenance:								
Labor - Maintenance	1,620,615.00	122,838.01	135,051.29	12,213.28 9%	1,048,203.50	1,215,461.61	167,258.11 14%	
Employee Benefits - Maintenance	812,001.00	54,373.43	67,666.80	13,293.37 20%	525,207.62	609,001.20	83,793.58 14%	
Materials	1,118,967.00	99,534.73	93,247.34	(6,287.39) (7%)	842,964.06	839,226.06	(3,738.00) 0%	
Contract Costs	1,005,969.00	209,100.46	83,830.88	(125,269.58) (149%)	896,060.63	754,477.88	(141,582.75) (19%)	
Total Maintenance	4,557,552.00	485,846.63	379,796.31	(106,050.32) (28%)	3,312,435.81	3,418,166.75	105,730.94 3%	
Protective Services:								
Protective Services Contract Costs	237,986.00	42,795.60	19,832.22	(22,963.38) (116%)	217,701.74	178,489.98	(39,211.76) (22%)	
Total Protective Services	237,986.00	42,795.60	19,832.22	(22,963.38) (116%)	217,701.74	178,489.98	(39,211.76) (22%)	
General Expenses:								
Insurance	1,173,273.00	1,147.74	97,772.89	96,625.15 99%	813,246.17	879,956.01	66,709.84 8%	

BAF, COCC and PH Combined

Fiscal Year End: 3/31/2022 Report By: Month 12/31/2021 Reporting Type: Income Statement

All Accounts

	ANNUAL	MONTH ENDING AT 12/31/2021			YEAR TO DATE AT 12/31/2021		
		ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)
Other General Expenses	380,905.00	23,898.00	31,742.10	7,844.10 25%	195,472.00	285,678.90	90,206.90 32%
Payment In Lieu of Taxes	53,817.00	0.00	4,484.78	4,484.78 100%	0.00	40,363.02	40,363.02 100%
Total General Expenses	1,607,995.00	25,045.74	133,999.77	108,954.03 81%	1,008,718.17	1,205,997.93	197,279.76 16%
Other:							
Collection Loss (Bad Debt Expense)	100,000.00	(2,149.61)	8,333.37	10,482.98 126%	31,788.49	75,000.33	43,211.84 58%
Extraordinary Maintenance	0.00	0.00	0.00	0.00 0%	0.00	0.00	0.00 0%
Extraordinary Items	0.00	0.00	0.00	0.00 0%	0.00	0.00	0.00 0%
Casualty Loss	0.00	0.00	0.00	0.00 0%	(14,810.00)	0.00	14,810.00 100%
Interest Mort or Bonds Payable	0.00	0.00	0.00	0.00 0%	0.00	0.00	0.00 0%
Amortization of Bond Issue Costs	0.00	0.00	0.00	0.00 0%	0.00	0.00	0.00 0%
COCC Transfer to Section 8	0.00	0.00	0.00	0.00 0%	0.00	0.00	0.00 0%
Inter AMP Transfer Out	0.00	0.00	0.00	0.00 0%	0.00	0.00	0.00 0%
Loss Disposition of Fixed Assets	0.00	0.00	0.00	0.00 0%	0.00	0.00	0.00 0%
Total Other	100,000.00	(2,149.61)	8,333.37	10,482.98 126%	16,978.49	75,000.33	58,021.84 77%
Total Expenses	13,228,129.00	1,185,120.53	1,102,345.80	(82,774.73) (8%)	9,575,905.12	9,921,112.12	345,207.00 3%
Net Income/Loss	57,062.00	45,552.88	4,753.58	40,799.30 858%	1,749,423.85	42,782.46	1,706,641.39 3,989%

End of Report

Explanations of Variances for December 31, 2021

- (1) Total Revenue – The increase in other income is due to the following; Re-payment of Balch Road predevelopment loan in the amount of \$488,480, Developer Fee Revenue in the amount of \$200,546 and the sale of multiple old vehicles in the amount of \$33,854.
- (2) Total Protective Services – The unfavorable increase to Protective services is due to a new security contract for Todd and Johnson Towers providing 24 hours services.
- (3) Total General Expenses – The unfavorable amount is due to the budgeted PILOT (payment in lieu of taxes) that is calculated and expensed at the end of the fiscal year.
- (4) Collection Loss – The favorable variance is due to the amount of monies we have collected that offsets the bad debt expense.

HUNTSVILLE HOUSING AUTHORITY

Board of Commissioners' Meeting Agenda Item Control Document

Date: February 8, 2022

HHA Staff Representative: Paula Bingham, Director of Assisted Housing

Department: Assisted Housing

Board of Commissioners' Meeting (Date): February 21, at 12:00 p.m.

Board Agenda Item(s):

1. Act on Resolution Approving a New Utility Allowance Schedule for the Housing Choice Voucher Program.
2. Act on Resolution Approving Revised Payment Standards for the Housing Choice Voucher Program.

Date/Time/Place of Board of Commissioners' Committee Meeting: Monday, February 21, at 12:00 p.m. (virtual)

Approved by: _____ / _____
Antonio McGinnis, Sr. Date
Executive Director/CEO/Contracting Officer

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).

HHA Board Committee Member: Chairman Delmonize Smith, Ph.D. Date: 02/21/22

HHA Board Committee Member: Vice-Chairman James Bolte Date: 02/21/22

HHA Staff Member: _____ Date: 02/21/22

Huntsville Housing Authority
REQUEST FOR BOARD ACTION

**Act on Resolution Approving a New Utility Allowance Schedule
for the
Housing Choice Voucher (Section 8) Program**

February 21, 2022

INTRODUCTION

The Code of Federal Regulations (CFR), Section 982.517(c)(1) states that a PHA must review its schedule of utility allowances each year, and must revise its allowance for a utility category if there has been a change of 10% or more in the utility rate since the last time the utility allowance schedule was revised.

PURPOSE/OBJECTIVE

The purpose of this request is to update the utility allowance schedule to the amounts recommended in the most recent utility allowance review conducted by Energy Consulting, Inc.

JUSTIFICATION/DESCRIPTION

Energy Consulting, Inc. has certified that supplier utility rates have changed by at least 10% in one or more categories. According to their review, supplier rates have changed as follows:

1. Electricity (Huntsville) increased approximately 12%
2. Electricity (Athens) increased approximately 13%
3. Natural Gas (Huntsville) increased approximately 11%
4. Natural Gas (Athens) increased approximately 17%
5. Limestone Sewer increased approximately 10%
6. Madison Garbage increased approximately 22%

All other suppliers increased from 0-6%. There were no decreases.

ECONOMIC IMPACT

The economic impact will be minimal if any. HUD funds Housing Assistance Payments (HAP) based on actual HAP expenses for a previous period.

ATTACHMENTS

A copy of the 2022 utility allowance study prepared by Energy Consulting, Inc., with 2022 schedules and a copy of the 2021 utility allowance schedules for comparison.

RECOMMENDATION

The Executive Director/CEO recommends that the Board of Commissioners approve the new Utility Allowance Schedule for the Housing Choice Voucher (Section 8) Program to be effective April 1, 2022.

Antonio McGinnis, Sr.
Executive Director/CEO

Paula Bingham
Director of Assisted Housing

Date

Date

ACTION TAKEN: _____



February 4, 2022

H.A. of The City of Huntsville
Attn: Ms. Paula Bingham, Director of Assisted Housing
P.O. Box 486
Huntsville, AL 35804-0486

Re: Executive Summary – Update of Section-8 HCV Tenant Utility Allowances

Dear Ms. Bingham:

We have completed our annual study of Section-8 utility allowances in the Huntsville area and are submitting this report for your review. Changes in utility allowances since the last report in January of 2021 are as follows:

Electric	Change % + or -	Water	Change % + or -	Sewer	Change % + or -
Huntsville	+12	Madison City	+2	Meridianville-Integra	+6
Athens	+13	Harvest	+2	Athens	+6
		Madison Co.	0	Limestone	+10
Natural Gas		Huntsville	0		
Huntsville	+11	Owens Cross Rd.	+2		
Athens	+17	Athens	+3	Garbage	
No. Ala Gas Dist.	New	Limestone	0	Huntsville	0
Propane		Sewer		Madison City	+22
Local Suppliers	N/A	Madison City	+6	Madison County	+6
		Harvest-Monrovia	+2	Owens Cross Roads	+6
		Huntsville	0	Athens	+4
		Owens Cross Roads	+2		

Since a category has changed by at least 10%, the HUD register requires an update this year.

The report includes annual allowance usage's (kWh's, ccf & gallons) as specified by HUD for all utilities, except comfort heating & cooling (page 2 of report). Comfort heating and cooling was calculated based on estimated, but HUD approved, areas for attic, wall, windows, doors and slab to include thermal values of insulation, storm windows, etc.; and local **average** weather data as provided by a governmental agency. Current utility rates (page 3), to include all applicable taxes and adjustments, were used to arrive at the monthly dollar amount for electricity, gas, water, sewer, and garbage.

Page 2 for each of the building types, Single Family, and Attached Multi-Level/Town House, contains the actual dollar allowances for each bedroom size for each utility category as follows: heating, cooling, other electric, water heating, cooking, water, sewer, garbage, natural gas customer charge, tenant furnished range/microwave, and tenant furnished refrigerator.

Thank you for the opportunity of working with you and your fine staff. If you have any questions regarding this report, please give me a call.

Best regards,

Matt Lewis

Matt Lewis

Attached Report

Section-8 Utility Allowance Methodology

Huntsville Housing Authority

P.O. Box 486

Huntsville, AL 35804-0486

Ms. Paula Bingham, Director of Assisted Housing

prepared by:



SECTION 8 HOUSING (ALL HOUSING TYPES)

Methodology for Establishing Tenant Allowances for Utilities

The allowances were based on water, and energy for: cooking, water heating, and other electrical lighting, refrigeration, etc., as specified in Appendix 22 of HUD's Handbook 7420.7. Appendix 22 also specifies that energy for **comfort heating and cooling** shall be based on: how such homes are insulated, the average bin weather data for heating and cooling (or heating and cooling degree-days) for the community, and the design temperatures for the community. Comfort heating and cooling calculations were based on: 1) Air Conditioning Contractors of America's Manual J, Seven Edition (Load Calculation for Residential Winter and Summer Air Conditioning); and 2) American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE). Current utility rates were utilized to include all taxes, applicable fuel adjustments, and applicable rate adjustments. Below are the allowances as specified in Appendix 22 per dwelling-unit-month for a 2.5 bedroom dwelling unit except for space heating and cooling. (**Note revised "factors" for water usage.)

MONTHLY CONSUMPTION			
	UNITS	2.5 BR*	
I. ELECTRICITY:			
a. Lighting, Refrigeration, Etc. (w/ energy eff. Ref.)	KWH	269.67	
b. Cooking	KWH	110.00	
c. Domestic Hot Water (w/2.75 gpm shower head)	KWH	297.50	
d. Space Heating	KWH	**	
e. Space Cool	KWH	**	
II. NATURAL GAS & BOTTLE GAS:			
a. Cooking	CCF	8.00	9.00 (P* Gas in gallons)
b. Domestic Hot Water (w/2.75 gpm shower head)	CCF	18.67	20.42 (P* Gas in gallons)
c. Space Heating	CCF	**	**
III. FUEL OIL:			
a. Domestic Hot Water (w/2.75 gpm shower head)	GALS	15.33	
b. Space Heating	GALS	**	
IV. WATER: (w/2.75 gpm shower head & 2.75 gpf water closet)	GALS	7337	

Notes:

* Other bedroom types were established by multiplying the calculated utility cost of the 2.5 bedroom unit by the following factors:

All Utilities Except Water		Water***	
Size of Unit	Factor	Size of Unit	Factor
0-BR	0.5	0-BR	0.368
1-BR	0.7	1-BR	0.659
2-BR	0.9	2-BR	0.900
3-BR	1.1	3-BR	1.100
4-BR	1.4	4-BR	1.300
5-BR	1.6	5-BR	1.500
6 BR	1.8	6 BR	1.736

** See the second sentence at the top of this page.

Tenant Utility Allowances also include allowance(s) where the tenants own their range and/or refrigerator. These allowances are based on HUD Handbook 7418.1 which includes average expense for replacement, maintenance, and repairs (RM&R) based on the expected service life as follows:

Annual Expense Factors						
Appliance	Service Life (Years)	Replacement (%)	Maintenance & Repairs (%)	RM & R Total (%)	Initial Cost (\$)	Monthly Allowance (\$)
Range	10	8	3	11	300	3
Refrigerator*	10	8	5*	13	350	4

Note: * Refrigerator maintenance & repair factor was not included in HUD Handbook. The factor of 5 is the same as a through-the-wall cooling unit in the HUD Handbook and General Electric Company's refrigerator manufacturing plant located in Decatur, AL was in general agreement with this factor.

ANNUAL Energy and Water Usage Not Including Comfort Heating or Cooling SECTION - 8 HOUSING

Electric Base Load: Includes lighting, energy efficient refrigerator, washing machine, iron, TV, radio, & other small appliances.

Electric (kWh)	Number of Bedrooms						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
	1436	2156	2876	3596	4676	5396	6116

Water Heating: Includes bathing, shaving, shampoos, food preparation and dishwashing.
Allowances below reflect 2.75 gallons per minute shower head.

Bedrooms	Electric (kWh)	N'Gas (ccf)	P'Gas (gals)	Oil (gals)
0 BR	1,894	118	129	96
1 BR	2,565	160	176	132
2 BR	3,235	203	222	167
3 BR	3,905	245	268	201
4 BR	4,984	313	341	257
5 BR	5,654	355	388	292
6 BR	6,324	398	434	327

Cooking: Includes surface units and oven.

Bedrooms	Electric (kWh)	N'Gas (ccf)	P'Gas (gals)
0 BR	660	48	53
1 BR	924	67	74
2 BR	1,188	86	95
3 BR	1,452	106	116
4 BR	1,884	134	147
5 BR	2,112	154	168
6 BR	2,376	173	189

Water: Includes water closet, wash basin, bathtub, washing machine & dishwashing.
Allowances below reflects 2.75 gals/flush water closets, and 2.75 gals/ min. shower head.

Units	Number of Bedrooms						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Gals (1000)	33.01	58.65	79.58	96.50	113.43	130.35	150.78

ELECTRICITY:**Huntsville Utilities** (www.hsvutil.org or 866-478-8845)

Service Charge: \$ 13.17

Base Allowance: 0 kWh

\$0.09982 per kWh for first 1400 kWh

\$0.10818 per kWh for all other usage

Tax Rate: 4.0%

Athens Utilities (256-233-8750, 256-232-1440, athensalabama.us)

Service Charge: \$ 14.40

Base Allowance: 0 kWh

\$0.10035 per kWh for first 1000 kWh

\$0.09332 per kWh for all over

Tax Rate: 5.0%

NATURAL GAS:**Huntsville Utilities** (866-478-8845 or www.hsvutil.org)

Service Charge: \$10.00

Base Allowance: 0 ccf

\$1.022 per ccf for all usage

Tax: 4.0%

Athens Utilities (256-233-8750, Regina Reger)

Service Charge: \$ 5.00

Base Allowance: 0 ccf

\$1.357 per ccf

Tax Rate: 5.0%

North Ala Gas District (856-772-0227, www.nagd.com)

Service Charge: \$ 7.50

Base Allowance: 0 ccf

\$1.123 per ccf

Tax Rate: 4.0%

PROPANE GAS: Local Suppliers (Average cost per gallon at including tax) AllGas 256-536-0717, Amerigas 256-461-0776, Suburban 256-851-6067, Heritage /Amerigas 256-534-6561, and eia.gov
~~\$2.32~~ per gallon N/A 2022

WATER:**Huntsville Inside City Limits:** (www.hsvutil.org or 866-478-8845)

Service Charge: \$ 12.34

Base Allow: 0 gals

\$1.33 per 1000 gals for the first 3,000 gallons

\$1.71 per 1000 gals for next 3,000 gallons

\$1.91 per 1000 for next 6000 gallons

\$3.01 per 1000 gals for all over 12,000 gallons

Tax: 4.0%

Athens Utilities - ISCL (256-233-8750)

Service Charge: \$ 13.58

Base Allowance: 2500 gallons

\$5.43 per 1000 gallons for next 1500 gals

\$5.29 per 1000 gallons for next 8000 gals

\$5.17 per 1000 gallons for next 13,000 gals

Tax Rate: 4.0%

WATER, continued:

Athens Utilities - OSCL (256-233-8750)

Service Charge: \$ 27.71
Base Allowance: 3400 gallons
\$8.15 per 1000 gallons for next 600 gals
\$7.92 per 1000 gallons for next 8000 gals
\$7.76 per 1000 gallons for next 13,000 gals
Tax Rate: 4.0%

Limestone County Water (256-233-6444, sewer, garbage)

Service Charge: \$ 25.00
Base Allowance: 2000 gallons
\$8.00 per 1000 gallons for next 3000 gals
\$6.43 per 1000 gallons for all over 5000 gals
Tax Rate: 4.0%

City of Madison: (www.madisonwaterboard.org or 256-772-0253 Water, Sewer, Brush)

Customer Base Charge: \$6.52
Base Allow: 0
\$4.18 per 1000 gals for first 15,000 gallons
Tax: 4.0%

Madison County - Hazelgreen, Toney, New Mkt, Gurley (madisoncountval.gov 256-746-2888, 7A – 3:30P)

Service Charge: \$14.00
\$2.65 per 1000 gallons for the first 2500 gallons
\$4.57 per 1000 gallons for the next 2500 gallons
\$4.57 per 1000 gallons for the next 5000 gallons
\$4.57 per 1000 gallons for the next 40,000 gallons
\$7.27 per 1000 gallons for all additional usage
Tax: 4.0%

Harvest Water (Madison County (www.hmwater.org or 256-837-1132)

Service Charge: \$16.62
Base Allow: 2500 gallons
\$6.34 per 1000 gallons for the next 2500 gallons
\$6.67 per 1000 gallons for all over 5000 gallons
Tax: 0.0%

Owens Cross Road Utilities (256-725-4203 from 7 AM – 3:30PM)

Service Charge: \$16.38
Base Allow: 2000 gallons
\$5.50 per 1000 gallons for all over 2000 gallons
Tax: 4.0%

SEWER:

City of Huntsville (www.hsvutil.org or 866-478-8845)

Serv. Charge: none
Base Allow: 0 gallons
\$4.83 per 1000 gallons for all usage

Athens Utilities ISCL only (256-233-8750)

Service Charge: \$ 4.68 Residential Standard Charge
Base Allowance: 0 gallons
\$7.08 per 1000 gallons for all usage

SEWER (continued):

Limestone County (256-233-6444)

\$ 52.84 FLAT RATE

Base Allow: 0 gallons

\$0.00 per 1000 gals for all usage

City of Madison (256-772-0253)

Serv. Charge: \$7.28

Base Allow: 0 gallons

\$6.54 per 1000 gals for all usage

Madison County:

All service is now inside city limits of City of Madison.

Harvest – Monrovia Water and Sewer:

\$52.17 FLAT RATE

Base Allow: 0 gallons

\$0.00 per 1000 gals for all usage

Owens Cross Road Sewer - not same company as Owens Cross Road Water (256-725-4163)

\$ 40.00 FLAT RATE

Base Allow: 0 gallons

\$0.00 per 1000 gals for all usage

Meridianville Sewer – Integra Water (877-511-2911)

\$ 52.50 FLAT RATE

Base Allow: 0 gallons

\$0.00 per 1000 gals for all usage

GARBAGE:

City of Huntsville Sanitation (256-883-3964) 90 gallon container

\$16.50

Madison County Sanitation (256-532-3718)

\$16.50 (\$13.50 + \$3.00 debris chg)

City of Madison - in Madison Co. Public Works (madisonal.gov, 256-772-8490)

\$26.76 (\$13.50 sanitation + \$13.26 brush) through Madison County 256-532-3718

City of Madison - in Limestone Co. Public Works (256-772-8490)

\$27.15 (\$13.50 sanitation + \$12.70 brush + .95) through Athens Utilities

Owens Crossroads City Garbage, Town Hall (256-725-4163, x-1, Madison Co. Sanitation 256-532-3718)

\$16.50

City of Athens Sanitation Rate ISCL, Class 22 (256-233-8750)

\$28.30

City of Athens Garbage Rate OSCL, Class 02 (256-233-8750)

\$12.96

Limestone County Garbage (256-233-6444)

Not Available at present time

SECTION-8 METHODOLOGY FOR CALCULATING DOLLAR AMOUNTS :

I. Electricity Dollar Amounts for each supplier were developed as follows:

Dollar amounts for electricity were developed for each of the following using current electricity rates. The difference between each calculation determines the amount for each of the six (6) items in the matrix as follows:

- 1) **Other Electric (lights, refrigerator, etc. including Customer Service Charge.)**
- 2) **Other Electric (lights, refrigerator, etc. and Cooking.**
- 3) **Other Electric (lights, refrigerator, etc.: Cooking: and Water Heating.**
- 4) **Other Electric (lights, refrigerator, etc.: Cooking: Water Heating: and Heating.**
- 5) **Other Electric (lights, refrigerator, etc.: Cooking: Water Heating: Heating: and Cooling.**
- 6) **Other Electric (lights, refrigerator, etc.: Cooking: Water Heating: and Heating with a Heat Pump.**

II. Natural Gas Dollar Amounts for each supplier were developed as follows:

Dollar amounts for gas were developed for each of the following using current natural gas rates. The difference between each determined the amount for each four items in the matrix as follows:

- 1) **Gas Cooking**
- 2) **Gas Cooking: and Water Heating.**
- 3) **Gas Cooking: Water Heating: and Heating.**
- 4) **Gas Customer Service Charge**

III. Propane Gas, Water, Sewer, and Garbage Dollar Amounts for each supplier did not require a matrix in order to arrive at the proper dollar amount for each utility.

Please note on enclosed Page 2 of 4 entitled ...

“ANNUAL Water and Energy Usage Not Including Comfort Heating or Cooling”:

These numbers are specified in Appendix 22 of HUD's Handbook 7420.7, and are the same for each building type. Only the comfort heating and cooling usage is different and is calculated for each building type (i.e. attached multi-level, attached one-level, detached, and mobile homes) based on a typical dwelling unit as outlined in the "Utility Allowance Methodology" (pages 1-3) which includes exposed areas, thermal characteristics, and the heating/cooling efficiencies. Then the average local weather data (as furnished by a governmental agency) and local utility rates are utilized to calculate the dollar allowance for each utility service individually as outlined in items I, II & III above.

Section-8 Utility Allowance Design Criteria and Data Sheets

Huntsville Housing Authority

P.O. Box 486

Huntsville, AL 35804-0486

Ms. Paula Bingham, Director of Assisted Housing

February 4, 2022

prepared by:



Section-8 Utility Allowance Design Criteria

Detached Homes - Single Family

Huntsville Housing Authority

WEATHER & DESIGN TEMPERATURES	
Inside Design Heating Temperature	68 degrees F
Inside Design Cooling Temperature	78 degrees F
Outside Design Heating Temperature	22 degrees F
Outside Design Cooling Temperature	94 degrees F

CONSTRUCTION TYPES		
Windows	Single Pane - Metal	1C
Doors	Wood - solid core	10D
Exterior Walls	R-7 insulation	R7
Attic	R-22 insulation	16E
Floors	Slab on grade w/ no insulation	22A
Air Infiltration	Air changes per hour: Winter 1.1 & Summer 0.55	

HEAT LOSS/ GAIN AREAS		
Windows	80 sf	
Doors	40 sf	
Net Exterior Wall	760 sf	
Attic	750 sf	
Floors	750 sf	
Heated & Cooled Area	750 sf	

HEATING & COOLING SYSTEMS		
Efficiencies:		
Gas (AFUE)	75%	
Elec. Resistance	100%	
Elec Heat Pump HSPF	6.8	
(Coefficient of Performance or COP @ 47F = 3.10; COP @ 17F=2.08)		
Elec. Cooling SEER	10	
HVAC Duct Loss/ Gain	8%/ 4%	

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

DATE: 2-2-22

SECTION 8: ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES

#REF1	UNIT TYPE: SINGLE FAMILY - DETACHED							
UTILITY OR SERVICE	2.5 BR Monthly Amounts		Monthly Dollar Allowances					
	ccf,kWh,gals	(\$)	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating:								
b. Natural Gas Huntsville	21.1	22.50	11	16	20	25	32	36
b. Natural Gas Athens	21.1	30.17	15	21	27	33	42	48
b. Natural Gas No Ala Gas Dist	21.1	24.75	12	17	22	27	35	40
c. Elec Heat Pump Huntsville	199	20.67	10	14	19	23	29	33
d. Elec Resistance Huntsville	512	54.75	27	38	49	60	77	88
c. Elec Heat Pump Athens	199	20.50	10	14	18	23	29	33
d. Elec Resistance Athens	512	51.33	26	36	46	56	72	82
Air Conditioning Huntsville:	112	11.58	6	8	10	13	16	19
Air Conditioning Athens:	112	11.83	6	8	11	13	17	19
Cooking:								
b. Natural Gas Huntsville	8	8.83	4	6	8	10	12	14
b. Natural Gas Athens	8	11.50	6	8	10	13	16	18
b. Natural Gas No Ala Gas Dist	8	9.58	5	7	9	11	13	15
c. Electric Huntsville	110	11.42	6	8	10	13	16	18
c. Electric Athens	110	11.50	6	8	10	13	16	18
Other Electric:								
Lights, Ref, etc. Huntsville	270	41.67	21	29	38	46	58	67
Lights, Ref, etc. Athens	270	43.58	22	31	39	48	61	70
Water Heating:								
b. Natural Gas Huntsville	19	19.75	10	14	18	22	28	32
b. Natural Gas Athens	19	26.50	13	19	24	29	37	42
b. Natural Gas No Ala Gas Dist	19	21.67	11	15	20	24	30	35
c. Electric Huntsville	298	30.92	15	22	28	34	43	49
c. Electric Athens	298	31.42	16	22	28	35	44	50
Water:								
City of Huntsville	7,336	n/a	17	20	24	26	29	32
City of Madison	7,336	n/a	19	28	36	42	48	54
Market & Gurley	7,336	n/a	23	33	41	48	54	63
Harvest - Monrovia	7,336	n/a	19	33	45	55	65	74
Owens Crossroads	7,336	n/a	21	34	44	52	60	68
Athens ISCL	7,336	n/a	16	27	37	45	53	60
Athens OSCL	7,336	n/a	29	41	56	67	79	90
Limestone	7,336	n/a	32	50	62	71	81	90
Sewer:								
City of Huntsville	7,336	n/a	13	24	32	39	46	52
City of Madison	7,336	n/a	25	39	51	60	69	78
Harvest - Monrovia	7,336	n/a	52	52	52	52	52	52
Owens Cross Road	7,336	n/a	40	40	40	40	40	40
Meridianville - Integra	7,336	n/a	53	53	53	53	53	53
Athens ISCL	7,336	n/a	24	39	52	62	72	82
Athens OSCL	7,336	Not Available						
Limestone	7,336	n/a	53	53	53	53	53	53
Natural Gas Monthly Customer Charge:								
Huntsville		10.00	10	10	10	10	10	10
Athens		5.00	5	5	5	5	5	5
North Ala Gas District		7.50	8	8	8	8	8	8
Garbage:								
City of Huntsville		16.50	17	17	17	17	17	17
Madison County		16.50	17	17	17	17	17	17
City of Madison - Madison Co Includes \$13.26 brush chg		26.76	27	27	27	27	27	27
City of Madison - Limestone Co Includes \$12.70 brush chg		27.15	27	27	27	27	27	27
Owens Crossroads		16.50	17	17	17	17	17	17
City of Athens, ISCL		28.30	28	28	28	28	28	28
City of Athens, OSCL		12.96	13	13	13	13	13	13
Tenant Owned Appliances:								
Range/Microwave (if Tenant Owned)		3.00	3	3	3	3	3	3
Refrigerator (if Tenant Owned)		4.00	4	4	4	4	4	4

ACTUAL FAMILY ALLOWANCES (To be used by family to compute allowance. Complete below for actual unit rented.)		PER MONTH COST	
NAME OF FAMILY:		UTILITY OR SERVICE	
ADDRESS OF UNIT:		Heating	\$
		Air Conditioning	\$
		Cooking	\$
		Other Electric	\$
		Water Heating	\$
		Water	\$
		Sewer	\$
		Natural Gas Customer Charge	\$
		Garbage Collection	\$
		Range/Microwave (if Tenant Owned)	\$
		Refrigerator (If Tenant Owned)	\$
		Other (Specify)	\$
NUMBER OF BEDROOMS:		TOTAL	\$

Section-8 Utility Allowance Design Criteria

Attached Homes - Multi-Level

Apts. In a Bldg w/ 2 Levels, including Town Homes and Ground Level & Top Level Apts in a bldg w/ more than two levels

Huntsville Housing Authority

WEATHER & DESIGN TEMPERATURES	
Inside Design Heating Temperature	68 degrees F
Inside Design Cooling Temperature	78 degrees F
Outside Design Heating Temperature	22 degrees F
Outside Design Cooling Temperature	94 degrees F

CONSTRUCTION TYPES	
Windows	Single Pane - Metal
Doors	Wood - solid core
Exterior Walls	R-11 insulation
Attic	R-19 insulation
Floors	Slab on grade w/ no insulation
Air Infiltration	Air changes per hour: Winter 1.0 & Summer 0.5

HEAT LOSS/ GAIN AREAS	
Windows	80 sf
Doors	40 sf
Net Exterior Wall	532 sf
Attic	0* sf
Floors	80** ft
Heated & Cooled Area	750 sf
* Ground floor corner dwelling unit is the 'worst case'; therefore no attic area heat losses or gains	
** With Town Homes, only 40 feet of exposed slab is used.	

HEATING & COOLING SYSTEMS	
Efficiencies:	
Gas (AFUE)	75%
Elec. Resistance	100%
Elec Heat Pump HSPF	6.8
(Coefficient of Performance or COP @ 47F = 3.10; COP @ 17F=2.08)	
Elec. Cooling SEER	10

DATE: 1-2-21

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SECTION 8: ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES

AREA: Huntsville Housing Authority UNIT TYPE: MULTI FAMILY (HIGH-RISE, GARDEN, APARTMENT, ROW HOUSE, SEMI-DETACHED)

UTILITY OR SERVICE	2.5 BR Monthly Amounts		Monthly Dollar Allowances					
	ccf,kWh,gals	(\$)	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating:								
b. Natural Gas Huntsville	11.0	11.67	6	8	11	13	16	19
b. Natural Gas Athens	11.0	15.67	8	11	14	17	22	25
b. Natural Gas No Ala Gas Dist	11.0	12.83	6	9	12	14	18	21
c. Elec Heat Pump Huntsville	108	11.25	6	8	10	12	16	18
d. Elec Resistance Huntsville	285	29.75	15	21	27	33	42	48
c. Elec Heat Pump Athens	108	11.33	6	8	10	12	16	18
d. Elec Resistance Athens	285	28.92	14	20	26	32	40	46
Air Conditioning Huntsville:	108	11.25	6	8	10	12	16	18
Air Conditioning Athens:	108	11.42	6	8	10	13	16	18
Cooking:								
b. Natural Gas Huntsville	8	8.83	4	6	8	10	12	14
b. Natural Gas Athens	8	11.50	6	8	10	13	16	18
b. Natural Gas No Ala Gas Dist	8	9.58	5	7	9	11	13	15
c. Electric Huntsville	110	11.42	6	8	10	13	16	18
c. Electric Athens	110	11.50	6	8	10	13	16	18
Other Electric:								
Lights, Ref, etc. Huntsville	270	41.67	21	29	38	46	58	67
Lights, Ref, etc. Athens	270	43.58	22	31	39	48	61	70
Water Heating:								
b. Natural Gas Huntsville	19	19.75	10	14	18	22	28	32
b. Natural Gas Athens	19	26.50	13	19	24	29	37	42
b. Natural Gas No Ala Gas Dist	19	21.67	11	15	20	24	30	35
c. Electric Huntsville	298	30.92	15	22	28	34	43	49
c. Electric Athens	298	31.42	16	22	28	35	44	50
Water:								
City of Huntsville	7,336	n/a	17	20	24	26	29	32
City of Madison	7,336	n/a	19	28	36	42	48	54
Market & Gurley	7,336	n/a	23	33	41	48	54	63
Harvest - Monrovia	7,336	n/a	19	33	45	55	65	74
Owens Crossroads	7,336	n/a	21	34	44	52	60	68
Athens ISCL	7,336	n/a	16	27	37	45	53	60
Athens OSCL	7,336	n/a	29	41	56	67	79	90
Limestone	7,336	n/a	32	50	62	71	81	90
Sewer:								
City of Huntsville	7,336	n/a	13	24	32	39	46	52
City of Madison	7,336	n/a	25	39	51	60	69	78
Harvest - Monrovia	7,336	n/a	52	52	52	52	52	52
Owens Cross Road	7,336	n/a	40	40	40	40	40	40
Meridianville - Integra	7,336	n/a	53	53	53	53	53	53
Athens ISCL	7,336	n/a	24	39	52	62	72	82
Athens OSCL	7,336	Not Available						
Limestone	7,336	n/a	53	53	53	53	53	53
Natural Gas Monthly Customer Charge:								
Huntsville		10.00	10	10	10	10	10	10
Athens		5.00	5	5	5	5	5	5
North Ala Gas Dist		7.50	8	8	8	8	8	8
Garbage:								
City of Huntsville		16.50	17	17	17	17	17	17
Madison County		16.50	17	17	17	17	17	17
City of Madison - Madison Co - Includes \$13.26 brush chg		26.76	27	27	27	27	27	27
City of Madison - Limestone Co - Includes \$12.70 brush chg		27.15	27	27	27	27	27	27
Owens Crossroads		16.50	17	17	17	17	17	17
City of Athens, ISCL		28.30	28	28	28	28	28	28
City of Athens, OSCL		12.96	13	13	13	13	13	13
Tenant Owned Appliances:								
Range/Microwave (if Tenant Owned)		3.00	3	3	3	3	3	3
Refrigerator (if Tenant Owned)		4.00	4	4	4	4	4	4

ACTUAL FAMILY ALLOWANCES (To be used by family to compute allowance. Complete below for actual unit rented.)		PER MONTH COST	
NAME OF FAMILY:		UTILITY OR SERVICE	
ADDRESS OF UNIT:		Heating	\$
		Air Conditioning	\$
		Cooking	\$
		Other Electric	\$
		Water Heating	\$
		Water	\$
		Sewer	\$
		Natural Gas Customer Charge	\$
		Garbage Collection	\$
		Range/Microwave (if Tenant Owned)	\$
		Refrigerator (if Tenant Owned)	\$
		Other (Specify)	\$
NUMBER OF BEDROOMS:		TOTAL	\$

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			Effective: 4/1/2021						
SECTION 8: ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES									
AREA: Huntsville Housing Authority			UNIT TYPE Single Family (Stand Alone Home)						
UTILITY OR SERVICE	2.5 BEDROOMS MONTHLY AMOUNT		Monthly Dollar Allowances						
	ccf, kWh, gal	(\$)	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating:									
a. Bottle Gas	22.9	\$53.17	\$27	\$37	\$48	\$58	\$74	\$85	
b. Natural Gas	21.1	19.75	10	14	18	22	28	32	
c. Elec Heat Pump	199	18.50	9	13	17	20	26	30	
d. Elec Resistance	512	49.17	25	34	44	54	69	79	
Air Conditioning:									
	112	10.33	5	7	9	11	14	17	
Cooking:									
a. Bottle Gas	8.7	20.17	10	14	18	22	28	32	
b. Natural Gas	8	7.75	4	5	7	9	11	12	
c. Electric	110	10.25	5	7	9	11	14	16	
Other Electric:									
Lights, Ref, etc.	270	37.67	19	26	34	41	53	60	
Water Heating:									
a. Bottle Gas	20.3	47.07	24	33	42	52	66	75	
b. Natural Gas	19	17.33	9	12	16	19	24	28	
c. Electric	298	27.58	14	19	25	30	39	44	
Water (City of Huntsville)	7,336	n/a	17	20	24	26	29	32	
Water (City of Madison)	7,336	n/a	18	27	35	41	47	53	
Water (County) HG,T,NM,G	7,336	n/a	23	32	41	47	54	63	
Sewer (City of Huntsville)	7,336	n/a	13	24	32	39	46	52	
Sewer (City of Madison)	7,336	n/a	24	37	48	57	66	75	
Garbage (City of Huntsville)		16.50	17	17	17	17	17	17	
Water (Harvest-Monrovia)		n/a	19	32	44	54	63	73	
Garbage & Brush (City of Madison)		21.94	22	22	22	22	22	22	
Garbage (County)		15.50	16	16	16	16	16	16	
Range/Microwave (if Tenant Owned)		3.00	3	3	3	3	3	3	
Refrigerator (if Tenant Owned)		4.00	4	4	4	4	4	4	
Natural Gas Customer Service Charge		10.00	10	10	10	10	10	10	
Sewer (Harvest, Monrovia, Meridianville)		n/a	51	51	51	51	51	51	
ACTUAL FAMILY ALLOWANCES (To be used by family to compute allowance. Complete below for actual unit rented.)			UTILITY OR SERVICE						PER MONTH COST
NAME OF FAMILY:			Heating						\$ -
			Air Conditioning						\$ -
ADDRESS OF UNIT:			Cooking						\$ -
			Other Electric						\$ -
			Water Heating						\$ -
			Water						\$ -
			Sewer						\$ -
			Garbage Collection						\$ -
			Range/Microwave (if Tenant Owned)						\$ -
			Refrigerator (if Tenant Owned)						\$ -
			Natural Gas Customer Charge						\$ -
									\$ -
NUMBER OF BEDROOMS:			Total						\$ -

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT				Effective: 4/1/2021				
SECTION 8: ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES								
AREA: Huntsville Housing Authority			UNIT TYPE Attached Homes, 2 or more Apts in a two-level bldg.					
UTILITY OR SERVICE	2.5 BEDROOMS MONTHLY AMOUNT		Monthly Dollar Allowances					
	ccf or kWh	(\$)	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating:								
a. Bottle Gas	12	\$27.74	\$14	\$19	\$25	\$31	\$39	\$44
b. Natural Gas	11	10.25	5	7	9	11	14	16
c. Elec Heat Pump	108	10.00	5	7	9	11	14	16
d. Elec Resistance	285	26.67	13	19	24	29	37	43
Air Conditioning:	108	10.08	5	7	9	11	14	16
Cooking:								
a. Bottle Gas	8.7	20.17	10	14	18	22	28	32
b. Natural Gas	8	7.75	4	5	7	9	11	12
c. Electric	110	10.25	5	7	9	11	14	16
Other Electric:								
Lights, Ref, etc.	270	37.67	19	26	34	41	53	60
Water Heating:								
a. Bottle Gas	20.3	47.07	24	33	42	52	66	75
b. Natural Gas	19	17.33	9	12	16	19	24	28
c. Electric	298	27.58	14	19	25	30	39	44
Water (City of Huntsville)	7,336	n/a	17	20	24	26	29	32
Water (City of Madison)	7,336	n/a	18	27	35	41	47	53
Water (County) HG,T,NM,G	7,336	n/a	23	32	41	47	54	63
Sewer (City of Huntsville)	7,336	n/a	13	24	32	39	46	52
Sewer (City of Madison)	7,336	n/a	24	37	48	57	66	75
Garbage (City of Huntsville)		16.50	17	17	17	17	17	17
Water (Harvest-Monrovia)		n/a	19	32	44	54	63	73
Garbage & Brush (City of Madison)		21.94	22	22	22	22	22	22
Garbage (County)		15.50	16	16	16	16	16	16
Range/Microwave (if Tenant Owned)		3.00	3	3	3	3	3	3
Refrigerator (if Tenant Owned)		4.00	4	4	4	4	4	4
Natural Gas Customer Charge		10.00	10	10	10	10	10	10
Sewer (Harvest, Monrovia, Meridianville)		n/a	51	51	51	51	51	51
ACTUAL FAMILY ALLOWANCES (To be used by family to compute allowance. Complete below for actual unit rented.)			UTILITY OR SERVICE				PER MONTH COST	
NAME OF FAMILY:			Heating				\$ -	
			Air Conditioning				\$ -	
			Cooking				\$ -	
			Other Electric				\$ -	
ADDRESS OF UNIT:			Water Heating				\$ -	
			Water				\$ -	
			Sewer				\$ -	
			Garbage Collection				\$ -	
			Range/Microwave (if Tenant Owned)				\$ -	
			Refrigerator (if Tenant Owned)				\$ -	
			Other (Specify)				\$ -	
			Total				\$ -	
NUMBER OF BEDROOMS:								

Huntsville Housing Authority

**ACT ON RESOLUTION APPROVING
THE NEW UTILITY ALLOWANCE SCHEDULE FOR THE
HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM**

RESOLUTION NO. 2022-01

WHEREAS, Huntsville Housing Authority (HHA), has an established utility allowance schedule for all tenant furnished utilities (except telephone); and

WHEREAS, the Code of Federal Regulations (CFR) and the Administrative Plan for the Housing Choice Voucher (HCV) Program require HHA to conduct an annual review of the utility allowance schedules outlined in the HUD HCV Guidebook (7420.10g), 18.6 Reviewing and Revising Utility Allowances, and 24 CFR 982.517(c)(1), which states that a PHA must review its schedule of utility allowances each year, and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised; and

WHEREAS, since the change was greater than 10% since the last utility allowance schedule, HHA will revise the utility allowance schedule accordingly; and

WHEREAS, in order to comply with federal regulations and the Administrative Plan for the HCV Program, HHA has revised the utility allowance schedule to be effective April 1, 2021;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Huntsville Housing Authority, hereby approves the new utility allowance schedule for the Housing Choice Voucher (Section 8) Program; and further resolves that the Executive Director/CEO/Contracting Officer is hereby directed to operate in accordance with the revised schedule as approved.

ADOPTED THIS 21st DAY OF FEBRUARY 2022

SEAL

Delmonize Smith, Ph.D, Chairman

Attest:

Antonio McGinnis, Sr, Secretary

HUNTSVILLE HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

Act on Resolution Approving Revised Payment Standards for the Housing Choice Voucher Program

February 21, 2022

INTRODUCTION

Requesting approval of revised payment standards for the Housing Choice Voucher Program.

PURPOSE/OBJECTIVE

HHA is responsible for adopting a payment standard schedule that establishes voucher payment standard amounts based on the Fair Market Rent (FMR) in HHA's jurisdiction. HUD publishes new FMRs annually. HHA may establish the payment standard amount for a unit size at any level between 90% and 110% of the published FMR for that unit size. As part of our commitment to expanding housing opportunities for the families we serve, HHA established exception standards above the basic range for the metropolitan FMR based on the HUD published Small Area Fair Market Rent (SAFMR) for 12 different zip codes. The Huntsville Metropolitan (MSA) FMR is utilized for all other zip codes in our jurisdiction. After publication of the 2022 Fair Market Rents, the Board approved continuation of payment standards set at 110% of FMR/SAFMR effective January 1, 2022.

HUD published NOTICE PIH 2021-34 on December 9, 2021, advising PHAs that they may apply for certain regulatory waivers. An attachment to the Notice was entitled **HUD FMR Area Determined to Have Significant Rental Market Fluctuations**. Huntsville was on this list and therefore eligible to apply for an expedited waiver to allow for establishment of payment standards at 120% of the FMR/SAFMR. HHA was approved for this waiver on January 18, 2022.

JUSTIFICATION/DESCRIPTION

The ability to establish payment standards more closely aligned to current rent is crucial to being able to use all available federal resources to provide housing to people experiencing homelessness, seniors, individuals with disabilities, and families with children. It will also allow us to continue serving families outside high poverty areas and to work toward our goal of deconcentration. Therefore, it is deemed necessary to revise the current payment standards to the amounts for the bedroom size listed on the Payment Standards attachment. Payment standards for each unit size are at 120% of the FMR/SAFMR.

ECONOMIC IMPACT

When payment standards increase, many Housing Choice Voucher participants will see a decrease in their portion of the rent which results in increased Housing Assistance Payments.

ATTACHMENTS

FY 2022 Huntsville, AL MSA FMRs

FY 2022 Small Area FMRs for Huntsville, AL MSA

FY 2022 Proposed Payment Standard Schedule to be effective April 1, 2022

RECOMMENDATION

The Executive Director/CEO recommends the approval of the revised payment standards attached to this RBA for the Housing Choice Voucher Program effective April 1, 2022.

Antonio L. McGinnis Sr.
Executive Director/CEO

Paula Bingham
Director of Assisted Housing

Date

Date

ACTION TAKEN: _____



FY 2022 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2022 Huntsville, AL MSA FMRs for All Bedroom Sizes

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2022 FMR	\$647	\$757	\$897	\$1,189	\$1,428
<u>FY 2021 FMR</u>	\$589	\$690	\$821	\$1,089	\$1,387

The Huntsville, AL MSA consists of the following counties: Limestone County, AL; and Madison County, AL. All information here applies to the entirety of the Huntsville, AL MSA.

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2015-2019 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2022 provided the estimate is statistically reliable. For FY2022, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2015-2019 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2022 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2022.



FY2022 SMALL AREA FMRs FOR HUNTSVILLE, AL MSA

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

The Huntsville, AL MSA consists of the following counties: Limestone County, AL; and Madison County, AL. All information here applies to the entirety of the Huntsville, AL MSA.

Huntsville, AL MSA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>35610</u>	\$540	\$630	\$760	\$990	\$1,250
<u>35611</u>	\$540	\$630	\$740	\$990	\$1,250
<u>35612</u>	\$540	\$630	\$740	\$990	\$1,250
<u>35613</u>	\$640	\$750	\$890	\$1,180	\$1,420
<u>35614</u>	\$560	\$660	\$780	\$1,030	\$1,250
<u>35615</u>	\$630	\$740	\$880	\$1,160	\$1,390
<u>35620</u>	\$580	\$680	\$810	\$1,070	\$1,290
<u>35647</u>	\$540	\$630	\$740	\$990	\$1,250
<u>35649</u>	\$770	\$900	\$1,070	\$1,410	\$1,700
<u>35652</u>	\$580	\$640	\$830	\$1,030	\$1,300
<u>35671</u>	\$540	\$630	\$740	\$990	\$1,250
<u>35739</u>	\$690	\$800	\$950	\$1,260	\$1,510
<u>35741</u>	\$770	\$900	\$1,070	\$1,420	\$1,700
<u>35742</u>	\$540	\$630	\$740	\$990	\$1,250
<u>35748</u>	\$540	\$630	\$740	\$990	\$1,250

Huntsville, AL MSA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>35749</u>	\$900	\$1,050	\$1,250	\$1,660	\$1,990
<u>35750</u>	\$640	\$740	\$880	\$1,170	\$1,400
<u>35756</u>	\$970	\$1,130	\$1,340	\$1,780	\$2,130
<u>35757</u>	\$840	\$990	\$1,170	\$1,550	\$1,860
<u>35758</u>	\$740	\$860	\$1,020	\$1,350	\$1,620
<u>35759</u>	\$910	\$1,060	\$1,260	\$1,670	\$2,010
<u>35760</u>	\$600	\$700	\$830	\$1,100	\$1,320
<u>35761</u>	\$660	\$770	\$910	\$1,210	\$1,450
<u>35762</u>	\$660	\$780	\$920	\$1,220	\$1,460
<u>35763</u>	\$800	\$930	\$1,110	\$1,470	\$1,880
<u>35773</u>	\$700	\$820	\$970	\$1,290	\$1,540
<u>35776</u>	\$540	\$630	\$740	\$990	\$1,250
<u>35801</u>	\$730	\$850	\$1,010	\$1,340	\$1,610
<u>35802</u>	\$720	\$840	\$1,000	\$1,330	\$1,590
<u>35803</u>	\$710	\$840	\$990	\$1,310	\$1,580
<u>35804</u>	\$660	\$780	\$920	\$1,220	\$1,460
<u>35805</u>	\$560	\$650	\$770	\$1,020	\$1,250
<u>35806</u>	\$740	\$870	\$1,030	\$1,370	\$1,640
<u>35807</u>	\$660	\$780	\$920	\$1,220	\$1,460
<u>35808</u>	\$970	\$1,140	\$1,350	\$1,790	\$2,150
<u>35809</u>	\$660	\$780	\$920	\$1,220	\$1,460
<u>35810</u>	\$610	\$720	\$850	\$1,130	\$1,350
<u>35811</u>	\$650	\$760	\$900	\$1,190	\$1,430
<u>35812</u>	\$660	\$780	\$920	\$1,220	\$1,460
<u>35813</u>	\$660	\$780	\$920	\$1,220	\$1,460
<u>35814</u>	\$660	\$780	\$920	\$1,220	\$1,460
<u>35815</u>	\$660	\$780	\$920	\$1,220	\$1,460

Huntsville, AL MSA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>35816</u>	\$610	\$710	\$840	\$1,110	\$1,340
<u>35824</u>	\$740	\$860	\$1,020	\$1,350	\$1,620
<u>35896</u>	\$710	\$840	\$990	\$1,320	\$1,580

[| HUD Home Page](#) | [| HUD User Home](#) | [| Data Sets](#) | [| Fair Market Rents](#) | [| Section 8 Income Limits](#)
[| FMR/IL Summary System](#) | [| Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [| HUD LIHTC Database](#) |

Technical Problems or questions? [Contact Us](#).

HUNTSVILLE HOUSING AUTHORITY

Post Office Box 486

Huntsville, AL 35804-0486

www.hsvha.org

PAYMENT STANDARDS EFFECTIVE APRIL 1, 2022

HUNTSVILLE, AL MSA FMR

BEDROOM	0	1	2	3	4	5
	\$776	\$908	\$1076	\$1,426	\$1,713	\$1,970

SAFMR BY ZIP CODE

BEDROOM	0	1	2	3	4	5
35749	\$1,080	\$1,260	\$1,500	\$1,992	\$2,388	\$2,745
35756	1,164	1,356	1,608	2,136	2,556	2,938
35757	1,008	1,188	1,404	1,860	2,232	2,566
35758	888	1,032	1,224	1,620	1,944	2,235
35759	1,092	1,272	1,512	2,004	2,412	2,773
35763	960	1,116	1,332	1,764	2,256	2,594
35773	840	984	1,164	1,548	1,848	2,125
35801	876	996	1,212	1,608	1,932	2,221
35802	864	1,008	1,200	1,596	1,908	2,193
35803	852	1,008	1,188	1,572	1,896	2,180
35806	888	1,044	1,236	1,644	1,968	2,263
35824	888	1,032	1,224	1,620	1,944	2,235

HUNTSVILLE HOUSING AUTHORITY**ACT ON RESOLUTION APPROVING
REVISED PAYMENT STANDARDS FOR THE
HOUSING CHOICE VOUCHER PROGRAM****RESOLUTION NO. 2022-02**

WHEREAS, The Department of Housing and Urban Development (HUD) requires all housing authorities to adopt a payment standard schedule that establishes the voucher payment standard amounts for the PHA jurisdiction; and

WHEREAS, the Huntsville Housing Authority (HHA) uses the payment standard as the maximum subsidy HHA can provide toward the gross rent (rent plus utility allowance); and

WHEREAS, HUD allows the housing authority to set payment standards between 90% - 110% of the Fair Market Rent (FMR) and may also establish exception payment standards for a zip code area above the basic range for the metropolitan FMR based on the HUD published Small Area FMRs; and

WHEREAS, HUD approved HHA's waiver request for establishment of payment standards at 120% of FMR/SAFMRs; and

WHEREAS, in order to continue serving families outside high poverty areas and so families can afford to lease units within the payment standard, it is deemed necessary to revise the current payment standards to be effective April 1, 2022.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Huntsville Housing Authority, hereby to adopt revised payment standards for the Housing Choice Voucher Program and further resolves that the Executive Director/CEO is hereby directed to operate in accordance with the revised payment standards as adopted.

ADOPTED THIS 21st DAY OF FEBRUARY 2022

Delmonize Smith, Ph.D., Chairman

SEAL

Attest:

Antonio L. McGinnis Sr., Secretary

Huntsville Housing Authority

Board of Commissioners' Meeting Agenda Item Control Document

Date: February 8, 2022

HHA Staff Representatives: Terry Boyd, Director of Public Housing Operations

Department: Public Housing Operations

Board of Commissioners' Meeting (Date): February 21, 2022

Board Agenda Item(s):

1. Act on Resolution Ratifying the Purchase of Appliances and Plumbing Fixtures for Various Sites.

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

Approved by: _____ / _____
Antonio McGinnis, Sr. Date
Executive Director/CEO

Board Agenda Topic (Narrative): _____

Extract from Minutes of Committee Meeting: _____

Housing Management 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).

HHA Board Committee Member: Chairman Dr. Delmonize Smith Date: 2/21/2022

HHA Board Committee Member: Vice Chairman James Bolte Date: 2/21/2022

HHA Staff Member: _____ Date: _____

Huntsville Housing Authority

REQUEST FOR BOARD ACTION

Act on Resolution Ratifying the Purchase of Appliances and Plumbing Fixtures for Various Sites.

February 21, 2022

INTRODUCTION

Act on Resolution Ratifying the Purchase Appliances and Plumbing Fixtures for Various Sites. HHA solicited bids from vendors under the Omnia cooperative agreement and a QSP contract for plumbing services for the replacement of obsolete refrigerators, stoves, and toilets at various sites.

PURPOSE/OBJECTIVE

The purpose of the action is to replace the antiquated kitchen appliances and plumbing fixtures at three sites. Approximately half of the refrigerators at Northwoods, all of the refrigerators and stoves at Todd Towers and all of the toilets at Johnson Towers need to be replaced. The replacement of the appliances will update the units for the well-being and enjoyment of the residents.

The refrigerators at Northwoods are more than fifteen years old and the refrigerators and stoves at Todd Towers and more than ten years old. The toilets at Johnson are at least forty years old. All of these appliances and fixtures have out-lived their useful life when their use in rental property is taken into consideration.

JUSTIFICATION/DESCRIPTION

HHA has exercised due diligence in its procurement process to arrive at the most cost-effective price by obtaining pricing from vendors under the Omnia cooperative agreement and a QSP contract for plumbing services for these purchases.

ECONOMIC IMPACT

The aggregate price for all of the purchases will be \$297,909.00. Funding will come from the General Fund and Capital Funds budget for the sites.

ALTERNATIVES

None.

ATTACHMENTS

Huntsville Housing Authority

Copies of the quotes per item from the selected vendors are attached.

RECOMMENDATION

Ratify the Purchase of Appliances and Plumbing Fixtures for Various Sites.

Antonio McGinnis, Sr.
Executive Director/CEO

Terry Boyd
Director of Public Housing Operations

Date: _____

Date: _____

Action Taken: _____



QUOTE

Store 0888 S HUNTSVILLE
10012 S MEMORIAL PKWY
HUNTSVILLE, AL 35803

Phone: (256) 881-8270
Salesperson: PXH3778
Reviewer: PXH3778

Name

HUNTSVILLE

Address

200 WASHINGTON ST

City

HUNTSVILLE

State

AL

Zip

35805

County

HUNTSVILLE

Company Name

Job Description

4th ORDER-360 PROPERTIES
HUNTSVILLE-25-15.6 CU.FT-FRIGES-
25 RANGES-02.03.22-REVISED
QUOTE

QUOTE

2022-02-03 10:34

Prices Valid Thru: 02/10/2022

VENDOR DIRECT SHIP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

TO: CUSTOMER

S/O - MERCHANDISE TO BE SHIPPED:

REF #	SKU	QTY	UM	DESCRIPTION	S/O G.E. APPLIANCES	REF # S01	ESTIMATED ARRIVAL DATE: 03/03/2022
S0101	1004-761-350	25.00	EA	HPS16BTNLWW / HPS16BTNLWW / HPS16BTNLWW			
S0102	1003-620-452	25.00	EA	JB258DMWW / JB258DMWW / JB258DMWW			
S0103	0000-865-120	1.00	EA	DELIVERY / APPLIANCE DELIVERY / FREIGHT			
S0104	0000-930-365	47.00	EA	DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY			

VENDOR - SPECIAL INSTRUCTIONS: PLS CALL TRACIE MCCANN AT 256-532-5676 FOR DELIVERY INSTRUCTIONS.

VENDOR WILL SHIP MDSE TO: TRACIE MCCANN

ADDRESS: 204 GREENE STREET

CITY: HUNTSVILLE

STATE: AL ZIP: 35801

COUNTY: MADISON

SALES TAX RATE: 9.0

MERCHANDISE TOTAL: \$26,275.00

PHONE: (256) 5325676

ALTERNATE PHONE: (256) 7556315

END OF VENDOR DIRECT SHIP

(Todd)

1-Todd



QUOTE

Store 0888 S HUNTSVILLE
10012 S MEMORIAL PKWY
HUNTSVILLE, AL 35803

Phone: (256) 881-8270
Salesperson: PXH3778
Reviewer: PXH3778

Name	HUNTSVILLE			Phone 1	(256) 532-5676
Address	200 WASHINGTON ST			Phone 2	
City	HUNTSVILLE			Company Name	
State	AL	Zip	35805	County	HUNTSVILLE
Job Description	3rd ORDER-360 PROPERTIES HUNTSVILLE-15.6 CU.FT-FRIGES-25 RANGES-02.03.22-REVISED QUOTE				

QUOTE

2022-02-03 10:14
Prices Valid Thru: 02/10/2022

VENDOR DIRECT SHIP #1 MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

TO: CUSTOMER

S/O - MERCHANDISE TO BE SHIPPED:				S/O G.E. APPLIANCES		REF # S01		ESTIMATED ARRIVAL DATE: 03/03/2022		
REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION		
S0101	1004-761-350	25.00	EA	HPS16BTNLWW / HPS16BTNLWW / HPS16BTNLWW	A	N	\$538.00	\$13,450.00		
S0102	1003-620-452	25.00	EA	JB258DMWW / JB258DMWW / JB258DMWW	A	N	\$513.00	\$12,825.00		
S0103	0000-865-120	1.00	EA	DELIVERY / APPLIANCE DELIVERY / FREIGHT	A	N	\$0.00	\$0.00		
S0104	0000-930-365	47.00	EA	DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY	A	N	\$0.00	\$0.00		

VENDOR - SPECIAL INSTRUCTIONS: PLS CALL TRACIE MCCANN AT 256-532-5676 FOR DELIVERY INSTRUCTIONS.

VENDOR WILL SHIP MDSE TO: TRACIE MCCANN

ADDRESS: 204 GREENE STREET

STATE: AL ZIP: 35801 COUNTY: MADISON

PHONE: (256) 5325676 ALTERNATE PHONE:

CITY: HUNTSVILLE

SALES TAX RATE: 9.0

MERCHANDISE TOTAL: \$26,275.00
PAGER: (256) 7556315

END OF VENDOR DIRECT SHIP

2 - Todd



QUOTE
Store 0888 S HUNTSVILLE
10012 S MEMORIAL PKWY
HUNTSVILLE, AL 35803

Phone: (256) 881-8270
Salesperson: PXH3778
Reviewer: PXH3778

Name

HUNTSVILLE

SOLD TO

Address 200 WASHINGTON ST

City

HUNTSVILLE

State AL

Zip

35805

County

HUNTSVILLE

Phone 1

(256) 532-5676

Phone 2

Company Name

Job Description

2ND ORDER-360 PROPERTIES
HUNTSVILLE-25-15.6 CU.FT-FRIGES-
25 RANGES-02.03.22-REVISED
QUOTE

QUOTE

2022-02-03 10:11

Prices Valid Thru: 02/10/2022

VENDOR DIRECT SHIP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

TO: CUSTOMER

S/O - MERCHANDISE TO BE SHIPPED:				S/O G.E. APPLIANCES	REF # S01	ESTIMATED ARRIVAL DATE: 03/03/2022			
REF #	SKU	QTY	UM	DESCRIPTION		PI	TAX	PRICE EACH	EXTENSION
S0101	1004-761-350	25.00	EA	HPS16BTNLWW / HPS16BTNLWW HPS16BTNLWW / HPS16BTNLWW		A	N	\$538.00	\$13,450.00
S0102	1003-620-452	25.00	EA	JB258DMWW / JB258DMWW JB258DMWW / JB258DMWW		A	N	\$513.00	\$12,825.00
S0103	0000-865-120	1.00	EA	DELIVERY / APPLIANCE DELIVERY / FREIGHT		A	N	\$0.00	\$0.00
S0104	0000-930-365	47.00	EA	DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY		A	N	\$0.00	\$0.00

VENDOR - SPECIAL INSTRUCTIONS: PLS CALL TRACIE MCCANN AT 256-532-5676 FOR DELIVERY INSTRUCTIONS.

VENDOR WILL SHIP MDSE TO: TRACIE MCCANN

ADDRESS: 204 GREENE STREET

CITY: HUNTSVILLE

STATE: AL ZIP: 35801 COUNTY: MADISON

SALES TAX RATE: 9.0

MERCHANDISE TOTAL: \$26,275.00

PHONE: (256) 5325676 ALTERNATE PHONE:

PAGER: (256) 7556315

END OF VENDOR DIRECT SHIP

3-Todd



QUOTE

Store 0888 S HUNTSVILLE
10012 S MEMORIAL PKWY
HUNTSVILLE, AL 35803

Phone: (256) 881-8270
Salesperson: PXH3778
Reviewer: PXH3778

Name

HUNTSVILLE

Phone 1

(256) 532-5676

SOLD TO

Address 200 WASHINGTON ST

Phone 2

Company Name

Job Description 360 PROPERTIES HUNTSVILLE-25-
15.6 CU.FT-FRIDGES-25 RANGES-
03.02.22-REVISED QUOTE

City

HUNTSVILLE

State AL

Zip 35805

County HUNTSVILLE

QUOTE

2022-02-03 10:10

Prices Valid Thru: 02/10/2022

VENDOR DIRECT SHIP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

TO: CUSTOMER

S/O - MERCHANDISE TO BE SHIPPED:

S/O G.E. APPLIANCES

REF # S01

ESTIMATED ARRIVAL DATE: 02/18/2022

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
S0101	1004-761-350	25.00	EA	HPS16BTNLWW / HPS16BTNLWW / HPS16BTNLWW	A	N	\$538.00	\$13,450.00
S0102	1003-620-452	25.00	EA	JB258DMWW / JB258DMWW / JB258DMWW	A	N	\$513.00	\$12,825.00
S0103	0000-865-120	1.00	EA	DELIVERY / APPLIANCE DELIVERY / FREIGHT	A	N	\$0.00	\$0.00
S0104	0000-930-365	47.00	EA	DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY	A	N	\$0.00	\$0.00

VENDOR - SPECIAL INSTRUCTIONS: PLS CALL TRACIE MCCANN AT 256-532-5676 FOR DELIVERY INSTRUCTIONS.

VENDOR WILL SHIP MDSE TO: TRACIE MCCANN

ADDRESS: 204 GREENE STREET

CITY: HUNTSVILLE

STATE: AL ZIP: 35801

COUNTY: MADISON

SALES TAX RATE: 9.0

MERCHANDISE TOTAL: \$26,275.00

PHONE: (256) 5325676

ALTERNATE PHONE: 5325676

PAGER: (256) 5325676

END OF VENDOR DIRECT SHIP

4-Todd



QUOTE

Store 0888 S HUNTSVILLE
10012 S MEMORIAL PKWY
HUNTSVILLE, AL 35803

Phone: (256) 881-8270
Salesperson: PXH3778
Reviewer: PXH3778

Name

HUNTSVILLE

SOLD TO

Address 200 WASHINGTON ST

City

HUNTSVILLE

State

AL

Zip

35805

County

HUNTSVILLE

Company Name

Job Description

360 PROPERTIES HUNTSVILLE-4TH-
order of 28 17.5 CU.FT-FRIGES-
02.03.22-REVISED QUOTE

Phone 1

(256) 532-5676

Phone 2

QUOTE

2022-02-03 12:53

Prices Valid Thru: 02/10/2022

VENDOR DIRECT SHIP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

TO: CUSTOMER

S/O - MERCHANDISE TO BE SHIPPED:

ESTIMATED ARRIVAL DATE: 03/12/2022

REF # S01

S/O G.E. APPLIANCES

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
S0101	1005-013-656	28.00	EA	GTS18HGNRWW / GTS18HGNRWW / GTS18HGNRWW	A	N	\$657.00	\$18,396.00
S0102	0000-865-120	1.00	EA	DELIVERY / APPLIANCE DELIVERY / FREIGHT	A	N	\$0.00	\$0.00
S0103	0000-865-153	25.00	EA	DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY	A	N	\$0.00	\$0.00

VENDOR - SPECIAL INSTRUCTIONS:

PLS CALL TRACIE MCCANN AT 256-532-5676 FOR DELIVERY INSTRUCTIONS

VENDOR WILL SHIP MDSE TO:

TRACIE MCCANN

ADDRESS: 2100 LANGFORD DRIVE

CITY: HUNTSVILLE

STATE: AL ZIP: 35805

COUNTY: MADISON

SALES TAX RATE: 9.0

MERCHANDISE TOTAL: \$18,396.00

PHONE: (256) 5325676

ALTERNATE PHONE:

PAGER: (256) 7556315

(Northwoods)

END OF VENDOR DIRECT SHIP

1 - NW



QUOTE

Store 0888 S HUNTSVILLE
10012 S MEMORIAL PKWY
HUNTSVILLE, AL 35803

Phone: (256) 881-8270
Salesperson: PXH3778
Reviewer: PXH3778

Name

HUNTSVILLE

SOLD TO

Address 200 WASHINGTON ST

City

HUNTSVILLE

State AL

Zip

35805

County HUNTSVILLE

Company Name

Job Description

360 PROPERTIES HUNTSVILLE-50
17.5 CU.FT-FRIGES-02.03.22-
REVISED QUOTE

Phone 1

(256) 532-5676

Phone 2

QUOTE

2022-02-03 12:49

Prices Valid Thru: 02/10/2022

VENDOR DIRECT SHIP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

TO: CUSTOMER

S/O - MERCHANDISE TO BE SHIPPED:

S/O G.E. APPLIANCES REF # S01 ESTIMATED ARRIVAL DATE: 03/06/2022

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
S0101	1005-013-656	50.00	EA	GTS18HGNRWW / GTS18HGNRWW / GTS18HGNRWW	A	N	\$657.00	\$32,850.00*
S0102	0000-865-120	1.00	EA	DELIVERY / APPLIANCE DELIVERY / FREIGHT	A	N	\$0.00	\$0.00
S0103	0000-865-153	47.00	EA	DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY	A	N	\$0.00	\$0.00

VENDOR - SPECIAL INSTRUCTIONS: PLS CALL TRACIE MCCANN AT 256-532-5676 FOR DELIVERY INSTRUCTIONS

VENDOR WILL SHIP MDSE TO: TRACIE MCCANN

ADDRESS: 2100 LANGFORD DRIVE

CITY: HUNTSVILLE

STATE: AL ZIP: 35805 COUNTY: MADISON

SALES TAX RATE: 9.0

MERCHANDISE TOTAL: \$32,850.00

PHONE: (256) 5325676

PAGER: (256) 7556315

END OF VENDOR DIRECT SHIP

2 - NW



QUOTE

Store 0888 S HUNTSVILLE
10012 S MEMORIAL PKWY
HUNTSVILLE, AL 35803

Phone: (256) 881-8270
Salesperson: PXH3778
Reviewer: PXH3778

Name

HUNTSVILLE

Phone 1

(256) 532-5676

SOLD TO

Address 200 WASHINGTON ST

Phone 2

Company Name

City

HUNTSVILLE

Job Description 360 PROPERTIES HUNTSVILLE-2nd-
order of 50 17.5 CU.FT-FRIGES-
02.03.22-REVISED QUOTE

State AL

Zip

35805

County HUNTSVILLE

QUOTE

2022-02-03 11:24

Prices Valid Thru: 02/10/2022

VENDOR DIRECT SHIP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

TO: CUSTOMER

S/O - MERCHANDISE TO BE SHIPPED:

ESTIMATED ARRIVAL DATE: 03/06/2022

REF # S01

S/O G.E. APPLIANCES

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
S0101	1005-013-656	50.00	EA	GTS18HG NRWW / GTS18HG NRWW / GTS18HG NRWW	A	N	\$657.00	\$32,850.00
S0102	0000-865-120	1.00	EA	DELIVERY / APPLIANCE DELIVERY / FREIGHT	A	N	\$0.00	\$0.00
S0103	0000-865-153	47.00	EA	DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY	A	N	\$0.00	\$0.00

VENDOR - SPECIAL INSTRUCTIONS:

PLS CALL TRACIE MCCANN AT 256-532-5676 FOR DELIVERY INSTRUCTIONS.

VENDOR WILL SHIP MDSE TO:

TRACIE MCCANN

ADDRESS: 2100 LANGFORD DRIVE

CITY: HUNTSVILLE

STATE: AL ZIP: 35805 COUNTY: MADISON

SALES TAX RATE: 9.0

MERCHANDISE TOTAL: \$32,850.00

PHONE: (256) 5325676

ALTERNATE PHONE:

PAGER: (256) 7556315

END OF VENDOR DIRECT SHIP

3-NW



QUOTE

Store 0888 S HUNTSVILLE
10012 S MEMORIAL PKWY
HUNTSVILLE, AL 35803

Phone: (256) 881-8270
Salesperson: PXH3778
Reviewer: PXH3778

Name

HUNTSVILLE

SOLD TO

Address 200 WASHINGTON ST

City

HUNTSVILLE

State

AL

Zip

35805

County

HUNTSVILLE

Company Name

Job Description

360 PROPERTIES HUNTSVILLE-3RD-
order of 50 17.5 CU.FT-FRIGES-
02.03.22-REVISED UOTE

Phone 1

(256) 532-5676

Phone 2

QUOTE

2022-02-03 11:26

Prices Valid Thru: 02/10/2022

VENDOR DIRECT SHIP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

TO: CUSTOMER

S/O - MERCHANDISE TO BE SHIPPED:

ESTIMATED ARRIVAL DATE: 03/06/2022

REF # S01

S/O G.E. APPLIANCES

PI TAX PRICE EACH EXTENSION

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
S0101	1005-013-656	50.00	EA	GTS18HGNRWW / GTS18HGNRWW / GTS18HGNRWW	A	N	\$657.00	\$32,850.00
S0102	0000-865-120	1.00	EA	DELIVERY / APPLIANCE DELIVERY / FREIGHT	A	N	\$0.00	\$0.00
S0103	0000-865-153	47.00	EA	DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY / M904 ADDITIONAL APPLIANCE DELIVERY	A	N	\$0.00	\$0.00

VENDOR - SPECIAL INSTRUCTIONS: PLS CALL TRACIE MCCANN AT 256-532-5676 FOR DELIVERY INSTRUCTIONS

VENDOR WILL SHIP MDSE TO: TRACIE MCCANN

ADDRESS: 2100 LANGFORD DRIVE

CITY: HUNTSVILLE

STATE: AL ZIP: 35805 COUNTY: MADISON

SALES TAX RATE: 9.0

MERCHANDISE TOTAL: \$32,850.00

PHONE: (256) 5325676

PAGER: (256) 7556315

END OF VENDOR DIRECT SHIP

4-NW



ESTIMATE

Date: 2/3/22

Proposal Submitted To:

Name Hsv. Housing Authority
 Street 216 Seminole Dr
 City Hsv Johnson Towers
 State Al
 Phone _____

Date:

Work To Be Performed At:

Street _____
 City _____ State _____
 Date of Plans _____

We hereby propose:

- 1) Pull and replace 124 toilets, install new Gerber toilet, New Sloan flush valve, new Chrome 90 @ toilet, new seal, bolts, and caulk to floor total per toilet = \$606.51
- 2) Replace urinal and flush valve on 1st floor = 655.38
- 3) IF flange has to be replaced that would cost addl. \$175⁰⁰ each

Total for toilets and urinal = 75,863.22

Only addl charge would be due to broke flange

Contractor is not responsible for trees, grass, shrubs or landscaping and underground utilities that are privately owned. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specification submitted for above work and completed in a substantial workmanlike manner for the sum of: Dollars (\$ 75,863.22).

Payments to be made as follows: 100% upon completion unless otherwise agreed upon.

Cash ☐Check ☐Charge ☐Credit Card ☐

Respectfully submitted:

C. H. S.

Per: Mr. Rooter

Estimate Good For 90 Days

FULLY EQUIPPED, RADIO DISPATCHED TRUCKS

FAST, 24 HOUR... 7 DAY SERVICE

256-536-9555

P.O. Box 2934 • Huntsville, AL 35804

Fax 536-9533

DO NOT PAY FROM ESTIMATE

EST 60181



ESTIMATE

Date: 2/3/22

Proposal Submitted To:

Name Hsv. Housing Authority
Street 216 Seminole Dr
City Hsv Johnson Towers
State AL
Phone _____

Date:

Work To Be Performed At:

Street _____
City _____ State _____
Date of Plans _____

We hereby propose:

1) Replace one 2½" valve with brass, sweat, ball valve
1292.50

2) Replace one 3" valve with brass sweat ball valve
1342.50

Contractor is not responsible for trees, grass, shrubs or landscaping and underground utilities that are privately owned. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specification submitted for above work and completed in a substantial workmanlike manner for the sum of: Dollars (\$ _____).

Payments to be made as follows: 100% upon completion unless otherwise agreed upon.

Cash ☐
Check ☐
Charge ☐
Credit Card ☐

Respectfully submitted:

Curtis

Per: Mr. Rooter

Estimate Good For 90 Days

**FULLY EQUIPPED, RADIO DISPATCHED TRUCKS
FAST, 24 HOUR... 7 DAY SERVICE**

256-536-9555

P.O. Box 2934 • Huntsville, AL 35804

Fax 536-9533

Huntsville Housing Authority

ACT ON RESOLUTION RATIFYING THE PURCHASE OF APPLIANCES AND PLUMBING FIXTURES FOR VARIOUS SITES

RESOLUTION NO. 2022- 03

WHEREAS, Huntsville Housing Authority is in need of refrigerators for units at Northwoods, and refrigerators and ranges for units at Todd Towers, and toilets for all units at Johnson Towers; and

WHEREAS, HHA has exercised due diligence in its procurement process to arrive at the most cost-effective price; and obtained pricing from vendors under the Omnia cooperative agreement and a QSP contract for these purchases; and

Quotation Request for Refrigerators, Ranges & Toilets

QUOTE SUBMITTED	Total Cost
Home Depot	\$222,046.00
Mr. Rooter	\$75,863.00

Home Depot and Mr. Rooter were deemed to be responsive bidders in accordance with the requested specifications, as well as pricing; and

WHEREAS, Huntsville Housing Authority General Funds have been identified for this purpose.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners of the Huntsville Housing Authority, that the Executive Director/CEO/ Contracting Officer is hereby authorized to purchase refrigerators and ranges from Home Depot and toilets from Mr. Rooter.

ADOPTED THIS 21st OF FEBRUARY 2022

Dr. Delmonize Smith, Chairperson

SEAL

ATTEST:

Antonio McGinnis, Sr., Executive Director, CEO

Huntsville Housing Authority

Board of Commissioners' Meeting Agenda Item Control Document

Date: 2/8/2022

HHA Staff Representatives: Michael Norment, Development/Maintenance Manager

Department: Public Housing Operations

Board of Commissioners' Meeting (Date): February 21, 2022

Board Agenda Item(s):

1. Act on Resolution Authorizing the Executive Director/CEO/Contracting Officer to Purchase Equipment for Lawn Care Services at Various Sites.

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

Approved by: _____ / _____
Antonio McGinnis, Sr. Date
Executive Director/CEO

Board Agenda Topic (Narrative): _____

Extract from Minutes of Committee Meeting: _____

Housing Management 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).

HHA Board Committee Member: Chairman Delmonize Smith, Ph.D. Date: 2/21/2022

HHA Board Committee Member: Vice Chairman James Bolte Date: 2/21/2022

HHA Staff Member: _____ Date: _____

Huntsville Housing Authority

REQUEST FOR BOARD ACTION

Resolution authorizing the Executive Director/CEO/Contracting Officer to purchase equipment for lawn care services at various sites.

February 21, 2022

INTRODUCTION

Act on resolution authorizing the Executive Director/CEO/Contracting Officer to purchase lawn care equipment and supplies for various sites. HHA will solicit bids from vendor(s) under the Omnia cooperative agreement for lawn care equipment purchase four (4) commercial lawn mowers two (2) trucks, gas trimmers, edgers, leaf blowers, and hedge trimmers for the lawn care service, and various other lawn care equipment and supplies.

PURPOSE/OBJECTIVE

The purpose of the action is to improve the maintenance of the lawns at HHA's various sites using an in-house service to better react to the lawn care needs of the sites in a time-sensitive manner. This will improve the appearance of the sites for the residents and the surrounding communities.

JUSTIFICATION/DESCRIPTION

HHA will exercise due diligence in its procurement process to arrive at the most cost-effective price by obtaining pricing from vendor(s) under the Omnia cooperative agreement for the purchase of four (4) commercial lawn mowers, two (2) trucks for the lawn care service, and various lawn care equipment and supplies.

ECONOMIC IMPACT

The aggregate price for all of the purchases will be a maximum of \$300,000.00. Funding will come from the HHA Business Activity Funds account.

ALTERNATIVES

None determined at this time.

ATTACHMENTS

None.

Huntsville Housing Authority

RECOMMENDATION

The Executive Director/CEO recommends approval of the resolution to purchase equipment for lawn care services at various sites.

Antonio McGinnis, Sr.
Executive Director/CEO

Terry Boyd
Director of Public Housing Operations

Date: _____

Date: _____

Action Taken: _____

Huntsville Housing Authority

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO/CONTRACTING OFFICER TO PURCHASE EQUIPMENT FOR LAWN CARE SERVICES AT VARIOUS SITES

RESOLUTION NO. 2022- 04

WHEREAS, Huntsville Housing Authority; through its Business Activity Fund (BAF) for Lawn Care Services needs to purchase equipment and supplies for the initialization of the service; and,

WHEREAS, HHA will exercise due diligence in its procurement process to arrive at the most cost-effective price; and obtain pricing from vendors under the Omnia cooperative agreement for these purchases; and,

Quotation Request for Lawn Care Equipment and Supplies	
QUOTE SUBMITTED	Total Cost
Various Vendors	Not to exceed \$300,000.00

WHEREAS, Huntsville Housing Authority; through its (BAF) for Lawn Care Services needs to purchase four (4) commercial lawn mowers, two (2) trucks and various lawn care equipment and supplies for the initialization of the service; and,

WHEREAS, HHA will exercise due diligence in its procurement process to arrive at the most cost-effective price not to exceed \$300,000.00, and obtain pricing from vendor(s) under the Omnia cooperative agreement and take the lowest and most responsive bidder(s) for these purchases; and,

WHEREAS, Huntsville Housing Authority Business Activity Funds have been identified for this purpose.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners of the Huntsville Housing Authority, that the Executive Director/CEO/ Contracting Officer is hereby authorized to purchase lawn care equipment and supplies from various vendors for lawn care equipment and supplies from the most responsive bidder(s).

ADOPTED THIS 21st OF FEBRUARY, 2022

Dr. Delmonize Smith, Chairperson

SEAL

ATTEST:

Antonio McGinnis, Sr., Executive Director, CEO