



Huntsville Housing Authority

BOARD PACK

for

February Board Meeting

Monday, February 20, 2023

12:00 PM (CST)

Held at:

Resident Services

212 Seminole Drive, Huntsville, Alabama 35805

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Agenda

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AGENDA

FEBRUARY BOARD MEETING



Name:	Huntsville Housing Authority
Date:	Monday, February 20, 2023
Time:	12:00 PM to 1:00 PM (CST)
Location:	Resident Services , 212 Seminole Drive, Huntsville, Alabama 35805
Board Members:	Leon Fountain (Chair), Chanda Crutcher, Delvin Sullivan, Larry Lowe, Shaquila Willie
Attendees:	Andreas Smith, CEO Antonio McGinnis, Ashley Jones, Carol Jones, Desiree Patterson, Gene Leonard, Jacqueline Egbujo, Michael Norment, Neil Andrew, Teresa Wade-Chase, Teresa Boyd, Turkessa Coleman-Lacey
Apologies:	Carmisha Danson

1. Regular Meeting

1.1 February Board Agenda

Supporting Documents:

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1.2 CALL TO ORDER

1.3 ROLL CALL

1.4 JANUARY 23, 2023

1.5 Confirm Minutes

Supporting Documents:

1.5.a	Minutes : January Board Meeting - Jan 23, 2023	6
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1.6 OLD BUSINESS

There was no old business to be considered.

1.7 NEW BUSINESS

2. FINANCIAL SERVICES

2.1 AGENDA ITEM #1

Teresa Wade-Chase

Act on Resolution Approving the Project-Based Low-Rent Public Housing Operation Budget Revision No. 1 for Fiscal Year Ending December 31, 2022.

Supporting Documents:

2.1.a	February 2023 Control Doc Finance with Action Items.pdf	11
2.1.b	123122 Board Financials.pdf	12
2.1.c	February 2023 Budget Board Explanation.pdf	14

3. Development

3.1 AGENDA ITEM #3

Turkessa Coleman-Lacey

Act on a Resolution Awarding 80 Project-Based Vouchers to Elmington Capital Group, LLC for a Proposed Apartment Community.

Supporting Documents:

3.1.a	Control Document Turkessa 2-20-2023.doc	15
3.1.b	2023 Board Action.doc	16
3.1.c	Resolution.docx	17

4. Executive Director/CEO Comments

4.1 PUBLIC COMMENTS

4.2 COMMISSIONER COMMENTS

5. ADJOURNMENT

5.1 Close the meeting

Next meeting: No date for the next meeting has been set.



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

REGULAR
BOARD MEETING
of the
HUNTSVILLE HOUSING AUTHORITY
FEBRUARY 20, 2023
12:00 P.M.

Leon D. Fountain
Chairman

Shaquila Willie
Vice Chairman

Delvin L. Sullivan
Commissioner

Chanda Crutcher
Commissioner

Larry Lowe
Commissioner

Antonio McGinnis, Sr.
Executive Director/CEO

REGULAR MEETING

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: January 23, 2023

OLD BUSINESS:

NEW BUSINESS

Financial Services

1. Presentation of Cumulative Low-Income Housing Finance Report for Period Ended December 31, 2022.

Development

2. Act on a Resolution Awarding 80 Project-Based Vouchers to Elmington Capital Group, LLC for a Proposed Apartment Community.

EXECUTIVE DIRECTOR/CEO COMMENTS

PUBLIC COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT



MINUTES (in Review)

JANUARY BOARD MEETING



Name:	Huntsville Housing Authority
Date:	Monday, January 23, 2023
Time:	12:00 PM to 12:38 PM (CST)
Location:	Resident Services , 212 Seminole Drive, Huntsville, Alabama 35805
Board Members:	Chanda Crutcher, Delvin Sullivan, Larry Lowe, Leon Fountain (Chair), Shaquila Willie
Attendees:	Teresa Boyd, Carmisha Danson, Ashley Jones, Andreas Smith, Teresa Wade-Chase, Turkessa Coleman-Lacey, Carol Jones, Michael Norment, Neil Andrew, Desiree Patterson, Gene Leonard, Jacqueline Egbujo

1. Regular Meeting

1.1 January Board Agenda

1.2 CALL TO ORDER

1.3 ROLL CALL



Attendance

Chairman Fountain took the roll of the Board of Commissioners and the following commissioners were present:

Leon D. Fountain

Delvin L. Sullivan

Shaquila Willie

Chanda Crutcher

Larry Lowe

Also present were Antonio McGinnis, Executive Director/CEO, Ashley Jones, Attorney, and several members of the HHA staff.

Due Date: Jan 22, 2023

Owner: Leon Fountain

1.4 APPROVAL OF MINUTES: DECEMBER 19, 2022



APPROVAL OF MINUTES OF THE December 19, 2022, BOARD OF COMMISSION...

APPROVAL OF MINUTES OF THE December 19, 2022, BOARD OF COMMISSIONERS MEETING.

Chairman Fountain stated that the minutes of the Board of Commissioner's meeting for December 19, 2022, had been transcribed and circulated prior to the meeting. (A copy of which is attached hereto). He asked if there were any corrections, additions, changes, or deletions; there were none.

Commissioner Sullivan moved to approve the minutes of the December 19, 2022, Huntsville Housing Authority Board of Commissioner's Meeting. The

motion was seconded by Commissioner Willie, and the minutes were approved by a unanimous voice vote.

Decision Date: Jan 23, 2023
Mover: Delvin Sullivan
Seconders: Shaquilla Willie
Outcome: Approved

1.5 Confirm Minutes

December Board Meeting Dec 19, 2022, the minutes were confirmed as presented.



APPROVAL OF MINUTES OF THE December 19, 2022, BOARD OF COMMISSION...

APPROVAL OF MINUTES OF THE December 19, 2022, BOARD OF COMMISSIONERS MEETING.

Chairman Fountain stated that the minutes of the Board of Commissioner's meeting for December 19, 2022, had been transcribed and circulated prior to the meeting. (A copy of which is attached hereto). He asked if there were any corrections, additions, changes, or deletions; there were none.

Commissioner Sullivan moved to approve the minutes of the December 19, 2022, Huntsville Housing Authority Board of Commissioner's Meeting. The motion was seconded by Commissioner Willie, and the minutes were approved by a unanimous voice vote.

Decision Date: Jan 23, 2023
Outcome: Approved

1.6 OLD BUSINESS

1.7 NEW BUSINESS

2. FINANCIAL SERVICES

2.1 AGENDA ITEM #1



Mrs. Teresa Wade-Chase, Director of Finance/CFO, presented a Reso...

Mrs. Teresa Wade-Chase, Director of Finance/CFO, presented a Resolution Approving the Project-Based Low-Rent Public Housing Operation Budget Revision No. 1 for Fiscal Year Ending March 31, 2023.

Resolution No. 2023-01 was discussed. Various Commissioners addresses questions that Mrs. Teresa Wade-Chase, responded to, providing information specifics.

Vice Chairman Willie moved to pass Resolution No. 2023-01. The motion was seconded by Commissioner Sullivan and the resolution was approved by unanimous voice vote.

Decision Date: Jan 23, 2023
Mover: Shaquilla Willie
Seconders: Delvin Sullivan
Outcome: Approved

2.2 AGENDA ITEM #2

Mrs. Teresa Wade-Chase presented a Presentation of Cumulative Low-Income Housing Finance Report for the period ended November 30, 2022.

3. Public Housing Operations

3.1 AGENDA ITEM #3



Mrs. Terry Boyd, Director of Public Housing Operations, presented...

Mrs. Terry Boyd, Director of Public Housing Operations, presented a Resolution Authorizing the Executive Director/CEO/Contracting Officer to Submit a Request to HUD to Decommission a Public Housing Unit to Provide a Site Office at Brookside Development.

Resolution No. 2023-02 was discussed. Various Commissioners addresses questions that Mrs. Terry Boyd, responded to, providing information specifics.

Commissioner Crutcher moved to pass Resolution No. 2023-02. The motion was seconded by Commissioner Sullivan and the resolution was approved by unanimous voice vote.

Decision Date:	Jan 23, 2023
Mover:	Chanda Crutcher
Seconded:	Delvin Sullivan
Outcome:	Approved

4. Executive Director/CEO Comments

4.1 Executive Director Comments

Tony acknowledged his appreciation to his staff on the board reports given.

Tony discussed the position that Huntsville Housing Authority has on being more in this community's lead position. Mr. McGinnis mentioned the thing HHA will be involved in over the next four years is recalibrating our strategic plan. Along with resolidifying partnerships with the Memorandum of Understanding (MOU). This ensures that all parties are on the same page and increase accountability.

Mr. McGinnis wants to ensure that when people come to our communities, we are all on the same page to advance our residents. In doing so, we need to ensure that we operate with the same goals, increasing accountability. He stated that when you look at the Housing Authority across the city, they are held to a higher accountability standard. Still, he wants everyone together as a community to be held to those standards because, at the end of the day, the question is, "What's going to have to happen if our children and families are going through hardships"? We are going to have to come together because, serving at least 7,000 residents, we need more capacity to do what needs to be done to get people to the next level. But with partnerships, identifying development opportunities, and really holding our staff, our board, residents, and everybody accountable to grow, we will see more people moving up and out. Mr. McGinnis mentioned that we have to be intentional in doing that.

4.2 PUBLIC COMMENTS

4.3 COMMISSIONER COMMENTS

Chairman Fountain discussed formalizing MOU's these partnerships and doing some commemorative understanding. Fountain also discussed formalizing a presentation or respect to sort all of the partnerships. Chairman Fountain asked Mr. McGinnis to speak on this topic.

Mr. McGinnis stated that where we stand, all of these partnerships are in place, and using the EnVision Center model just having something where we know residents can walk to a certain place in our communities. Putting all this together on paper and brochure form where we can pass the information out again where everybody can speak the language. It's not just the meal and board members or executive staff everybody knows exactly where we are going. Putting it on a paper form or digital form so that everybody knows exactly what we are doing and being intentional about putting it in presentation form because now, having a non-profit established, we'll be able to get funds to help provide services for these organizations that we're going to be working with. Mr. McGinnis stated that he thinks that all this is important and that just putting it in a place where everyone can see it will be a key as we move forward.

Vice-Chairman Willie stated that was a good point because some people are just not mentally ready to take on what's happening in Huntsville. She said it is a struggle for her every day, but some people just aren't mentally prepared, and some people are comfortable and call Huntsville Housing Authority home.

Commissioner Sullivan stated that he had questions for Mrs. Teresa Wade-Chase, Director of Finance/CFO, once he left the Commissioners Conference. Still, she messed it up when she presented her presentation. He stated that several classes were generated around how the coordination of the Housing Authority and how it says that we should do an operation through which he highly recommends if you get a chance to attend those classes in the future. He mentioned that it would be good for the new commissioners to get all the questions answered that they may have. He said that one of the things that they mentioned is that Housing Authority does but doesn't do enough 100 percent of state that we all do God's work. The problem is we do not tell enough people about our work. He stated that holding people accountable will start making a difference.

Commissioner Crutcher stated that she and Mr. McGinnis have spoken to everyone and fully support his vision and the process. I look forward to having more conversations. She said that the only point that she would add is not to be duplicative of what Mr. McGinnis already said, but she said that she could absolutely ascribe to a more clear focus on those who want to go up and out. She stated that we also need to acknowledge that there are just some that are and no meaning going to be. With the mental health numbers rising, the 65 and older demographic being the fastest growing demographic in our nation, they make up a lot of that isn't going to be, and she wanted to make sure that it's a both-hand and not an even one.

Commissioner Lowe has no comments.

5. ADJOURNMENT

5.1 Close the meeting

Next meeting: February Board Meeting - Feb 20, 2023, 12:00 PM

Signature:_____

Date:_____

HUNTSVILLE HOUSING AUTHORITY**Board of Commissioners' Meeting
Agenda Item
Control Document****Date:** February 20, 2023**HHA Staff Representative:** Teresa Wade-Chase, Director of Finance/CFO**Department:** Financial Services**Board of Commissioners' Meeting (Date):** February 20, 2023 at 12:00 p.m.**Board Agenda Item(s):**

1. Presentation of Cumulative Low-Income Housing Finance Report for Period Ended December 31, 2022.

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: Leon D Fountain, Chairman Date: 02/20/2023

HHA Board Committee Member: Shaquila Willie, Vice Chairman Date: 02/20/2023

HHA Staff Member: _____ Date: _____

Huntsville Housing Authority
Combined BAF, COCC AND PH COMBINED
Fiscal Year End 03/31/2023
YEAR TO DATE AS OF DECEMBER 31, 2022

	Annual Budget	Actual YTD	Budget YTD	Variance Favorable (Unfavorable)	Variance Percentage	
Revenue						
Tenant Rental Revenue	2,922,270.09	2,190,433.55	2,191,702.57	(1,269.02)	0%	
Other Tenant Charges	64,574.07	48,675.00	48,430.55	244.45	1%	
Operating Subsidy	7,242,155.00	5,809,183.00	5,431,616.25	377,566.75	7%	
HUD PHA Operating Grant-CFP	2,469,436.04	1,494,674.82	1,852,077.03	(357,402.21)	-19%	(1)
Interest Income	35,546.50	28,877.38	26,659.87	2,217.51	8%	
Investment Income Restricted	0.00	0.00	0.00	0.00		
Section 8 Rental Income	12,000.00	9,000.00	9,000.00	0.00	0%	
Management Fees - Public Housing	1,019,686.93	771,979.56	764,765.20	7,214.36	1%	
Bookkeeping Fees - PH & HCV	270,900.00	203,695.00	203,175.00	520.00	0%	
Asset Management Fees - Public Hous	165,480.00	124,110.00	124,110.00	0.00	0%	
Service Fee Revenue	515,223.71	374,708.15	386,417.78	(11,709.63)	-3%	
Management Fees - Capital Fund	434,786.00	326,088.00	326,089.50	(1.50)	0%	
Management Fees - Section 8	243,936.00	184,068.00	182,952.00	1,116.00	1%	
Management Fees - 360 Properties	52,666.01	38,072.84	39,499.50	(1,426.66)	-4%	
Other Income	536,320.44	449,715.94	402,240.33	47,475.61	12%	
Gain On Disposition of Fixed Assets	0.00	0.00	0.00	0.00		
Inter-AMP Transfer In	0.00	0.00	0.00	0.00	0%	
Total Revenue	15,984,980.78	12,053,281.24	11,988,735.58	64,545.66	1%	
Expenses:						
Administration:						
Administrative Salaries	2,313,647.00	1,719,366.54	1,735,235.25	15,868.71	1%	
Compensated Absences	0.00	0.00	0.00	0.00	0%	
Employee Benefits - Administrative	907,581.02	660,083.98	680,685.77	20,601.79	3%	
Audit Fees	29,295.00	29,295.00	21,971.25	(7,323.75)	-33%	
Management Fees	1,019,686.93	771,979.56	764,765.20	(7,214.36)	-1%	
Bookkeeping Fees	118,880.68	88,552.50	89,160.51	608.01	1%	
Advertising and Marketing	16,366.13	11,274.84	12,274.60	999.76	8%	
Office Expense	510,741.04	351,441.49	383,055.78	31,614.29	8%	
Legal	123,083.11	81,718.56	92,312.34	10,593.78	11%	
Training and Travel	108,139.65	75,347.72	81,104.74	5,757.02	7%	
Other Administrative Costs	173,169.50	106,891.37	129,877.13	22,985.76	18%	
Total Administration	5,320,590.08	3,895,951.56	3,990,442.56	94,491.00	2%	(2)
Asset Management Fee	165,480.00	124,110.00	124,110.00	0.00	0%	
Tenant Services:						
Salaries	226,008.67	166,008.67	169,506.50	3,497.83	2%	
Relocation	1,030.00	1,030.00	772.50	(257.50)	0%	
Employee Benefits - Tenant Services	81,777.00	69,531.23	61,332.75	(8,198.48)	-13%	
Other/Funding/Travel and Training	60,514.00	44,098.30	45,385.50	1,287.20	3%	
Total Tenant Services	369,329.67	280,668.20	276,997.26	(3,670.94)	-1%	(3)

Huntsville Housing Authority
Combined BAF, COCC AND PH COMBINED
Fiscal Year End 03/31/2023
YEAR TO DATE AS OF DECEMBER 31, 2022

	Annual Budget	Actual YTD	Budget YTD	Variance Favorable (Unfavorable)	Variance Percentage	
Utilities:						
Other Utilities	171,143.26	116,663.91	128,357.45	11,693.54	9%	
Water	371,002.00	270,455.29	278,251.50	7,796.21	3%	
Electric	432,691.91	302,483.74	324,518.93	22,035.19	7%	
Gas	45,445.86	27,090.11	34,084.39	6,994.28	21%	(4)
Sewage	556,013.21	386,451.05	417,009.91	30,558.86	7%	
Total Utilities	1,576,296.24	1,103,144.10	1,182,222.18	79,078.08	7%	
Maintenance:						
Labor - Maintenance	1,916,605.90	1,353,370.63	1,437,454.43	84,083.80	6%	
Employee Benefits - Maintenance	810,393.00	564,421.17	607,794.75	43,373.58	7%	
Materials	1,702,597.93	1,205,741.78	1,276,948.45	71,206.67	6%	
Contract Costs	1,208,602.79	783,492.19	906,452.10	122,959.91	14%	(5)
Total Maintenance	5,638,199.63	3,907,025.77	4,228,649.72	321,623.95	8%	
Protective Services:						
Protective Services Contract Costs	468,145.18	351,199.45	351,108.89	(90.57)	0%	
Total Protective Services	468,145.18	351,199.45	351,108.89	(90.57)	0%	
General Expenses:						
Insurance	1,192,657.67	881,922.85	894,493.25	12,570.40	1%	
Other General Expenses	411,317.10	353,471.10	308,487.83	(44,983.28)	-15%	
Payment In Lieu of Taxes	105,640.00	0.00	79,230.00	79,230.00	100%	
Total General Expenses	1,709,614.77	1,235,393.95	1,282,211.08	46,817.13	4%	
Other:						
Collection Loss (Bad Debt Expense)	161,758.46	110,825.40	121,318.85	10,493.45	8.65%	
Extraordinary Maintenance	0.00	0.00	0.00	0.00	0.00%	
Extraordinary Items	0.00	0.00	0.00	0.00	0.00%	
Casualty Loss	82,774.24	51,898.88	62,080.68	10,181.80	16.40%	(6)
Interest Mort or Bonds Payable	0.00	0.00	0.00	0.00	0.00%	
Amortization of Bond Issue Costs	0.00	0.00	0.00	0.00	0.00%	
COCC Transfer to Section 8	0.00	0.00	0.00	0.00	0.00%	
Inter AMP Transfer Out	0.00	0.00	0.00	0.00	0.00%	
Loss Disposition of Fixed Assets	0.00	0.00	0.00	0.00	0.00%	
Total Other	244,532.70	162,724.28	183,399.53	20,675.25	11%	
Total Expenses	15,492,188.27	11,060,217.31	11,619,141.20	558,923.89	5%	
Net Income/Loss	492,792.51	993,063.93	369,594.38	623,469.55	0%	
Capital Assets Addition	300,000.00	0.00	225,000.00	225,000.00	0.00%	(1)
Increase/Decrease in Unrestricted Net Position	192,792.51	993,063.93	144,594.38	(848,469.55)	0%	

Huntsville Housing Authority Explanations for FYE 12/31/2023

- (1) **HUD PHA Operating Grant** –The Johnson Towers Elevator Renovation estimated expenses for FYE 03/31/2023 is estimated to be \$300,000. These funds will be drawdown from the CFP 2022 grant. The payment of the invoice is a Capital Asset Addition for FYE 03/31/23. HHA has not received an invoice from the contractor requesting payment.
- (2) **Total Administration** – The audit expenses are final for FYE 03/31/2023. The legal expenses and other administrative costs are under budget at 12/31/22. The incurred expenses are expected to be in line with budget.
- (3) **Total Tenant Services** – Total Tenant Services actual cost is over budget by 1%. The unfavorable benefit expense is partially offset by under budget salary expenses incurred. This line item is expected to be in line with the FYE 03/31/23 budget.
- (4) **Total Utilities** - Actual Gas expenses incurred to date are trending lower than the anticipated budget.
- (5) **Contract Cost**- The favorable variance is a timing difference of payments incurred to date as of 12/31/22.
- (6) **Casualty Loss** – The casualty loss line item is expected to be in line with budget.

Huntsville Housing Authority**Board of Commissioners' Meeting
Agenda Item
Control Document****Date:** February 20, 2023**HHA Staff Representatives:** Turkessa Coleman-Lacey, Deputy Executive Director**Department:** Development**Board of Commissioners' Meeting (Date):** February 20, 2023**Board Agenda Item(s):**

1. Act on a Resolution Awarding 80 Project-Based Vouchers to Elmington Capital Group, LLC for a Proposed Apartment Community.

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: _____

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

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, Leon D. Fountain 2/20/2023
 Signature Date

HHA Board Committee Member Vice Chairman Shaquila Willie 2/20/2023
 Signature Date

HHA Staff Member _____
 Signature Date

**HUNTSVILLE HOUSING AUTHORITY (HHA)
REQUEST FOR BOARD ACTION**

**RESOLUTION AWARDING 80 PROJECT-BASED VOUCHERS TO ELMINGTON CAPITAL GROUP, LLC FOR A
PROPOSED APARTMENT COMMUNITY**

FEBRUARY 20, 2023

INTRODUCTION

The project-based voucher (PBV) program provides housing authorities with a flexible tool to increase housing opportunities for low-income families and may provide improved voucher utilization in tight markets. Project-based vouchers are vouchers where the assistance is attached to the unit rather than to the tenant. Housing Authorities can attach up to 20 percent of its voucher assistance to specific housing units.

PURPOSE/OBJECTIVE

The purpose of this resolution is to award 80 PBVs to Elmington Capital Group, LLC for a proposed development. PBV's aid in providing supportive housing for individuals who need services to live stably in their own homes. PBVs also help PHAs in encouraging the production or preservation of affordable housing.

Huntsville Housing Authority (HHA) would like to further its efforts to deconcentrate poverty and expand housing opportunities by providing assistance for Tupelo Flats, a proposed 80-unit affordable housing community.

JUSTIFICATION/DESCRIPTION

HHA issued a solicitation (RFP 2017-26) for project-based vouchers located within HHA's jurisdiction. Elmington Capital Group submitted a proposal for 80 vouchers for a proposed new apartment community. At this time, the RFP review committee recommends awarding 80 project-based vouchers to Elmington Capital Group for Tupelo Flats, for the construction of new, affordable housing in the jurisdiction.

ECONOMIC IMPACT

An award of project-based vouchers will not have an economic impact on HHA, since it will not increase the number of vouchers allocated to HHA.

RECOMMENDATION

The Executive Director/CEO recommends the Board award 80 PBV units to Elmington Capital Group for Tupelo Flats, a proposed 80-unit apartment community, and authorizes the Executive Director/CEO to enter into an Agreement to Enter into a Housing Assistance Payments (AHAP) contract, and once construction is complete, enter into the official Housing Assistance Payments (HAP) contract with Elmington Capital Group

Antonio McGinnis
Executive Director/CEO

Turkessa Coleman Lacey,
Deputy Executive Director

Date

Date

Action Taken: _____

HUNTSVILLEHOUSINGAUTHORITY (HHA)**RESOLUTION AWARDING 80 PROJECT-BASED VOUCHERS TO ELMINGTON CAPITAL GROUP, LLC FOR A PROPOSED APARTMENT COMMUNITY****RESOLUTION NO. 2023-03**

WHEREAS, the Huntsville Housing Authority (HHA) has identified the need to expand housing opportunities and supports the development of quality housing units for all residents of the community; and

WHEREAS, HHA issued a solicitation (RFP 2017-26) for project-based vouchers (PBV) located within HHA's jurisdiction; and

WHEREAS, Elmington Capital Group, LLC submitted a proposal for Tupelo Flats, which was rated based on the evaluation criteria in the RFP and received an average score of 91; and

Evaluation Criteria	Max Rating Points	Awarded Points (Average)
Property Rating	22	18.5
Development Rating	35	30.5
Unit Rating	28	27
Case Management Services	15	15
Total	100	91

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Huntsville Housing Authority, hereby approves the award of 80 project-based vouchers to Elmington Capital Group, LLC; and further resolves that the Board of Commissioners hereby authorizes the Executive Director/CEO to take all such action, to execute all such required documents, including an Agreement to Enter into a Housing Assistance Payment (AHAP) Contract, and when construction is complete, enter into a Housing Assistance Payments (HAP) contract for the 80 units.

ADOPTED THIS 20th DAY OF FEBURARY, 2023

Leon D. Fountain, Chairman

SEAL

Attest:

Antonia McGinnis, Sr., Secretary