



# Huntsville Housing Authority

## BOARD PACK

for

## May Board Meeting

Monday, May 15, 2023

12:00 PM (CDT)

Held at:

Resident Services

212 Seminole Drive, Huntsville, Alabama 35805

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Agenda

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# AGENDA

## MAY BOARD MEETING



<b>Name:</b>	Huntsville Housing Authority
<b>Date:</b>	Monday, May 15, 2023
<b>Time:</b>	12:00 PM to 1:00 PM (CDT)
<b>Location:</b>	Resident Services , 212 Seminole Drive, Huntsville, Alabama 35805
<b>Board Members:</b>	Leon Fountain (Chair), Chanda Crutcher, Delvin Sullivan, Larry Lowe, Shaquila Willie
<b>Attendees:</b>	Andreas Smith, CEO Antonio McGinnis, Ashley Jones, Carmisha Danson, Carol Jones, Desiree Patterson, Gene Leonard, Jacqueline Egbujo, Michael Norment, Neil Andrew, Teresa Wade-Chase, Teresa Boyd, Turkessa Coleman-Lacey

### 1. Regular Meeting

#### 1.1 May Board Agenda

Supporting Documents:

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#### 1.2 Confirm Minutes

Supporting Documents:

1.2.a	Minutes : April Board Meeting - Apr 17, 2023	7
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#### 1.3 CALL TO ORDER

#### 1.4 ROLL CALL

#### 1.5 OLD BUSINESS

There was no old business to be considered.

#### 1.6 Approval of April 17, 2023 Minutes

#### 1.7 NEW BUSINESS

### 2. FINANCIAL SERVICES

#### 2.1 AGENDA ITEM # 1

Teresa Wade-Chase

Presentation of Cumulative Low-Income Housing Finance Report for the Period Ended March 31, 2023.

## Supporting Documents:

2.1.a	Teresa - Control Doc.pdf	10
2.1.b	March 31 2023 Financials.pdf	11
2.1.c	March 2023 Explanations.pdf	13

## 3. Development

### 3.1 AGENDA ITEM # 2

Michael Norment

Act on a Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into A Contract with Aegis Environment to Perform Lead-Based Paint Abatement/Mitigation in HHA Properties.

## Supporting Documents:

3.1.a	CONTROL-MIKE_001.pdf	14
3.1.b	Lead-Base Update.pdf	15
3.1.c	1282_001.pdf	17
3.1.d	Board Resolution Lead Based Paint.doc	75

### 3.2 AGENDA ITEM # 3

Michael Norment

Act on A Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into A Contract with J5 Contracting to Repair 38 Ceiling in Northwoods.

## Supporting Documents:

3.2.a	RBA 2_001.pdf	76
3.2.b	Board Resolution Ceiling Repairs Northwoods.doc	78

## 4. Assisted Housing

### 4.1 Agenda Item #4

Carmisha Danson

Resolution Authorizing the Executive Director/CEO to Certify and Submit the 3/31/2023 SEMAP Indicator Scores.

## Supporting Documents:

4.1.a	2023 MAY_001.pdf	79
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## 5. Executive Director/CEO Comments

### 5.1 PUBLIC COMMENTS

### 5.2 COMMISSIONER COMMENTS

## 6. ADJOURNMENT

### 6.1 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  
MAY 15, 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: April 17, 2023

OLD BUSINESS:

NEW BUSINESS

**Financial Services**

1. Presentation of Cumulative Low-Income Housing Finance Report for Period Ended March 31, 2023.

**Development**

2. Act on A Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into A Contract with Aegis Environmental to Perform Lead-Based Paint Abatement/Mitigation in HHA Properties.
3. Act on A Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into A Contract with J5 Contracting to Repair 38 Ceiling in Northwoods.

**Assisted Housing**

4. Act on A Resolution Authorizing the Certification and Submission of 3/31/2023 SEMAP Indicator Scores.

EXECUTIVE DIRECTOR/CEO COMMENTS

PUBLIC COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT



# MINUTES (in Review)

## APRIL BOARD MEETING



<b>Name:</b>	Huntsville Housing Authority
<b>Date:</b>	Monday, April 17, 2023
<b>Time:</b>	12:00 PM to 1:00 PM (CDT)
<b>Location:</b>	Resident Services , 212 Seminole Drive, Huntsville, Alabama 35805
<b>Board Members:</b>	Leon Fountain (Chair), Chanda Crutcher, Delvin Sullivan, Larry Lowe, Shaquila Willie
<b>Attendees:</b>	CEO Antonio McGinnis, Ashley Jones, Carmisha Danson, Carol Jones, Desiree Patterson, Gene Leonard, Jacqueline Egbujo, Michael Norment, Neil Andrew, Teresa Wade-Chase, Teresa Boyd, Turkessa Coleman-Lacey
<b>Apologies:</b>	Andreas Smith

### 1. Regular Meeting

#### 1.1 April 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

Shaquila Willie

Delvin Sullivan

Chanda Crutcher

Larry Lowe

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

**Due Date:** Apr 16, 2023

**Owner:** Leon Fountain

#### 1.4 Approval of March 20, 2023 Minutes

#### 1.5 Confirm Minutes

**March Board Meeting Mar 20, 2023**, the minutes were confirmed as presented.

**Approval of Minutes of the March 20, 2023, Board Meeting**

Approval of Minutes of March 20, 2023, had been transcribed and circulated before the meeting. (A copy of which is attached hereto). He asked if there were any corrections, additions, changes, or deletions; there were none.

Commissioner Lowe moved the motion to approve the minutes of March 20, 2023, Huntsville Housing Authority Board of Commissioners' Meeting. The motion was seconded by Commissioner Sullivan, and the minutes were approved by a unanimous voice vote.

**Decision Date:** Apr 17, 2023  
**Mover:** Larry Lowe  
**Second:** Delvin Sullivan  
**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 Resolu...**

Mrs. Teresa Wade-Chase, Director of Finance/CFO, presented Resolution for Approving the Project-Based Low-Rent Public Housing Operating Budget for Fiscal Year Ending March 31, 2024.

Resolution 2023-07 was discussed. Various Commissioners addressed questions that Mrs. Teresa Wade-Chase, responded to, providing information specifics.

Vice Chairman Willie moved to pass Resolution No. 2023-07. Commissioner Sullivan seconded the motion, and the resolution was approved by unanimous voice vote.

**Decision Date:** Apr 17, 2023  
**Mover:** Shaquila Willie  
**Second:** Delvin Sullivan  
**Outcome:** Approved

**2.2 AGENDA ITEM #2****Presentation of Cumulative Low-Income Housing Finance Report for Period Ended February 28, 2023.**


A report was given by Mrs. Teresa Wade-Chase, Director of Finance/CFO on the Cumulative Low-Income Housing Finance Report for the Period Ended February 28, 2023.

**Due Date:** Apr 16, 2023  
**Owner:** Teresa Wade-Chase



3. Development

3.1 AGENDA ITEM #3

**Mr. Michael Norment, Development/Maintenance Manager, presented a...**

Mr. Michael Norment, Development/Maintenance Manager, presented a Resolution Approving the Executive Director/CEO/Contracting Officer to Enter into a Contract with Crimson Contractors to Install New Roofing on 78 Buildings in Lincoln Park.

Resolution 2023-08 was discussed. Various Commissioners addressed questions to Mr. Norment and responded to them, providing information specifics.

Commissioner Lowe moved to pass Resolution 2023-08. The motion was seconded by Vice-Chairman Willie, and the resolution was approved by a unanimous voice vote.

<b>Decision Date:</b>	Apr 17, 2023
<b>Mover:</b>	Larry Lowe
<b>Seconders:</b>	Shaquila Willie
<b>Outcome:</b>	Approved

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.

Signature:\_\_\_\_\_

Date:\_\_\_\_\_

**HUNTSVILLE HOUSING AUTHORITY****Board of Commissioners' Meeting  
Agenda Item  
Control Document****Date:** May 15, 2023**HHA Staff Representative:** Teresa Wade-Chase, Director of Finance/CFO**Department:** Financial Services**Board of Commissioners' Meeting (Date):** May 15, 2023 at 12:00 pm at the Seminole Service Center**Board Agenda Item(s):**

1. Presentation of Cumulative Low-Income Housing Finance Report for Period Ended March 31, 2023

**Approved by:**  / 5/15/23  
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: 05/15/2023**HHA Board Committee Member:** Shaquila Willie, Vice Chairman Date: 05/15/2023**HHA Staff Member:**  Date: 5-15-2023

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

	Actual YTD	Budget YTD	Variance Favorable (Unfavorable)	Variance Percentage	
<b>Revenue</b>					
Tenant Rental Revenue	2,982,546.12	2,922,270.09	60,276.03	2%	
Other Tenant Charges	64,925.00	64,574.07	350.93	1%	
Operating Subsidy	7,558,692.82	7,242,155.00	316,537.82	4%	
HUD PHA Operating Grant-CFP	2,133,397.65	2,469,436.04	(336,038.39)	-14%	(1)
Interest Income	49,266.77	35,546.50	13,720.27	39%	(2)
Investment Income Restricted	0.00	0.00	0.00		
Section 8 Rental Income	12,000.00	12,000.00	0.00	0%	
Management Fees - Public Housing	1,042,843.16	1,019,686.93	23,156.23	2%	
Bookkeeping Fees - PH & HCV	275,522.50	270,900.00	4,622.50	2%	
Asset Management Fees - Public Hous	165,480.00	165,480.00	0.00	0%	
Service Fee Revenue	502,475.06	515,223.71	(12,748.65)	-2%	
Management Fees - Capital Fund	434,786.00	434,786.00	0.00	0%	
Management Fees - Section 8	247,728.00	243,936.00	3,792.00	2%	
Management Fees - 360 Properties	50,526.06	52,666.01	(2,139.95)	-4%	
Other Income	609,217.24	536,320.44	72,896.80	14%	(3)
Gain On Disposition of Fixed Assets	0.00	0.00	0.00		
Inter-AMP Transfer In	0.00	0.00	0.00	0%	
<b>Total Revenue</b>	<b>16,129,406.38</b>	<b>15,984,980.78</b>	<b>144,425.60</b>	<b>1%</b>	
<b>Expenses:</b>					
<b>Administration:</b>					
Administrative Salaries	2,311,631.77	2,313,647.00	2,015.23	0%	
Compensated Absences	38,067.10	0.00	(38,067.10)	0%	
Employee Benefits - Administrative	890,139.34	907,581.02	17,441.68	2%	
Audit Fees	29,295.00	29,295.00	0.00	0%	
Management Fees	1,042,843.16	1,019,686.93	(23,156.23)	-2%	
Bookkeeping Fees	120,592.50	118,880.68	(1,711.82)	-1%	
Advertising and Marketing	14,034.06	16,366.13	2,332.07	14%	
Office Expense	526,443.09	510,741.04	(15,702.05)	-3%	
Legal	101,506.06	123,083.11	21,577.05	18%	
Training and Travel	95,734.77	108,139.65	12,404.88	11%	
Other Administrative Costs	151,334.93	173,169.50	21,834.57	13%	
<b>Total Administration</b>	<b>5,321,621.78</b>	<b>5,320,590.08</b>	<b>(1,031.70)</b>	<b>0%</b>	
<b>Asset Management Fee</b>	<b>165,480.00</b>	<b>165,480.00</b>	<b>0.00</b>	<b>0%</b>	
<b>Tenant Services:</b>					
Salaries	227,451.11	226,008.67	(1,442.44)	-1%	
Relocation	1,030.00	1,030.00	0.00	0%	
Employee Benefits - Tenant Services	98,404.08	81,777.00	(16,627.08)	-20%	
Other/Funding/Travel and Training	52,894.17	60,514.00	7,619.83	13%	
<b>Total Tenant Services</b>	<b>379,779.36</b>	<b>369,329.67</b>	<b>(10,449.69)</b>	<b>-3%</b>	(4)

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

	Actual YTD	Budget YTD	Variance Favorable (Unfavorable)	Variance Percentage	
<b>Utilities:</b>					
Other Utilities	153,880.36	171,143.26	17,262.90	10%	
Water	365,451.12	371,002.00	5,550.88	1%	
Electric	418,865.71	432,691.91	13,826.20	3%	
Gas	42,709.67	45,445.86	2,736.19	6%	
Sewage	526,817.40	556,013.21	29,195.81	5%	
<b>Total Utilities</b>	<b>1,507,724.26</b>	<b>1,576,296.24</b>	<b>68,571.98</b>	<b>4%</b>	
<b>Maintenance:</b>					
Labor - Maintenance	1,790,707.53	1,916,605.90	125,898.37	7%	
Employee Benefits - Maintenance	750,985.65	810,393.00	59,407.35	7%	
Materials	1,702,718.00	1,702,597.93	(120.07)	0%	
Contract Costs	1,057,023.57	1,208,602.79	151,579.22	13%	(5)
<b>Total Maintenance</b>	<b>5,301,434.75</b>	<b>5,638,199.63</b>	<b>336,764.88</b>	<b>6%</b>	
<b>Protective Services:</b>					
Protective Services Contract Costs	474,015.01	468,145.18	(5,869.83)	-1%	
<b>Total Protective Services</b>	<b>474,015.01</b>	<b>468,145.18</b>	<b>(5,869.83)</b>	<b>-1%</b>	
<b>General Expenses:</b>					
Insurance	1,148,490.09	1,192,657.67	44,167.58	4%	
Other General Expenses	461,254.10	411,317.10	(49,937.00)	-12%	
Payment In Lieu of Taxes	159,567.34	105,640.00	(53,927.34)	-51%	(6)
<b>Total General Expenses</b>	<b>1,769,311.53</b>	<b>1,709,614.77</b>	<b>(59,696.76)</b>	<b>-3%</b>	
<b>Other:</b>					
Collection Loss (Bad Debt Expense)	162,274.80	161,758.46	(516.34)	-0.32%	
Extraordinary Maintenance	0.00	0.00	0.00	0.00%	
Extraordinary Items	0.00	0.00	0.00	0.00%	
Casualty Loss	120,603.14	82,774.24	(37,828.90)	-45.70%	(7)
Interest Mort or Bonds Payable		0.00	0.00	0.00%	
Amortization of Bond Issue Costs	0.00	0.00	0.00	0.00%	
COCC Transfer to Section 8	0.00	0.00	0.00	0.00%	
Inter AMP Transfer Out	0.00	0.00	0.00	0.00%	
Loss Disposition of Fixed Assets	0.00	0.00	0.00	0.00%	
<b>Total Other</b>	<b>282,877.94</b>	<b>244,532.70</b>	<b>(38,345.24)</b>	<b>-16%</b>	
<b>Total Expenses</b>	<b>15,202,244.63</b>	<b>15,492,188.27</b>	<b>289,943.64</b>	<b>2%</b>	
<b>Net Income/Loss</b>	<b>927,161.75</b>	<b>492,792.51</b>	<b>434,369.24</b>	<b>0%</b>	
<b>Capital Assets Addition</b>	<b>0.00</b>	<b>300,000.00</b>	<b>300,000.00</b>	<b>0.00%</b>	(1)
<b>Increase/Decrease in Unrestricted Net Position</b>	<b>927,161.75</b>	<b>192,792.51</b>	<b>(734,369.24)</b>	<b>0%</b>	

## Huntsville Housing Authority Explanations for FYE 03/31/2023

- (1) **HUD PHA Operating Grant** –The Johnson Towers Elevator Renovation billing was not received in FYE 03-31-2023. The Capital Fund drawdown fund was not required for this expense.
- (2) **Interest- Income-** FYE 03/31/23 interest earned was higher than estimated.
- (3) **Other Income** – Gateway Developer Fee received in March 2023.
- (4) **Total Tenant Services** – Total Tenant Services actual cost is over budget by 3%. The unfavorable benefit expense is partially offset by under budget tenant travel and training expenses incurred.
- (5) **Maintenance Contract Cost-** THE FYE 03/31/23 Budget included ceiling repairs for three developments. The actual expense incurred on this line item was less than budget.
- (6) **PILOT** - HHA Cooperation Agreement with the City states that PILOT "shall be in an amount equal to ten percent of shelter rent actually collected but in no event to exceed ten percent of shelter rent charged by the authority". Part I of the PILOT calculation consist of dwelling rent, other tenant revenue and utilities which equals Shelter Rent Charged. Part II of the calculation consist of shelter rent charged, add beginning accounts receivable, less board approved collection losses, less ending receivable accounts receivable this equals shelter rent collected. The actual Shelter Rent Collected was higher than the budget.
- (7) **Casualty Loss** – The Casualty Loss Wind Damage unit at 421 Dallas Ave (Searcy Homes) was completed in FYE 03/31/24.



**HUNTSVILLE HOUSING AUTHORITY****Board of Commissioners' Meeting  
Agenda Item  
Control Document****Date:** May 15, 2023**HHA Staff Representative:** Michael Norment, Development/ Maintenance Manager**Department:** Development**Board of Commissioners' Meeting (Date):** May 15, 2023 at 12:00 p.m.**Board Agenda Item(s):**

1. Act on A Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into A Contract with Aegis Environmental to Perform Lead-Based Paint Abatement/Mitigation in HHA Properties.
2. Act on A Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into A Contract with J5 Contracting to Repair 38 Ceiling in Northwoods.

**Approved by:**  / 5/15/23  
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: 05/15/2023**HHA Board Committee Member:** Shaquila Willie, Vice Chairman Date: 05/15/2023**HHA Staff Member:**  Date: 05/15/2023

**Huntsville Housing Authority****REQUEST FOR BOARD ACTION**

**Act on a Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into a Contract with Aegis Environmental to Perform Lead Based Paint Abatement/Mitigation in HHA Properties.**

**May 15, 2023**

**INTRODUCTION**

Act on resolution authorizing the Executive Director/CEO/Contracting Officer to enter into a contract with Aegis Environmental to perform Lead Based Paint Abatement/Mitigation in HHA properties.

**PURPOSE/OBJECTIVE**

The purpose of the action is to abate and/or mitigate Lead Based Paint were indicated by the Risk Assessments performed by Safety Environmental Laboratories and Consulting, Inc.

**JUSTIFICATION/DESCRIPTION**

HHA has exercised due diligence in its procurement process to arrive at the most cost-effective price by obtaining bids from qualified contractors under IFB #2023-04.

**ECONOMIC IMPACT**

The price for the contract will be \$647,000.00. Funding will come from the HHA 2019 Capital Fund Program Lead Based Paint Grant in the amount of \$1,000,000.00.

**ALTERNATIVES**

None determined at this time.

**ATTACHMENTS**

1. Lead Hazard Component Summary
2. Safety Environmental Laboratories and Consulting, Inc. Cost Estimate

**Huntsville Housing Authority****RECOMMENDATION**

The Executive Director/CEO recommends approval of the contract with Aegis Environmental to perform Lead Based Paint Abatement/Mitigation in HHA properties.



Antonio McGinnis, Sr.  
Executive Director/CEO



Michael Norment  
Development/Maintenance Manager

Date: 5/15/23

Date: 5/15/2023

Action Taken: \_\_\_\_\_



**Safety Environmental Laboratories and Consulting, Inc.**

P. O. Box 1848  
Pelham, AL 35124

Phone: 205-823-6200 *Environmental, Health, and Safety Solutions*  
Fax: 205-823-9066

November 7, 2022

EDT-THA Architecture  
C/O Huntsville Housing Authority  
Attn: Ms. Beth Bennett – Project Manager  
Attn: Mr. Mark Blazer – Project Architect  
218 Randall Avenue, Suite A  
Huntsville, AL 35801

**SUBJECT: FINAL LEAD HAZARD COMPONENT CONDITION PHASE 1 SUMMARY  
FOR LEAD HAZARD RESPONSE ACTIONS  
HUNTSVILLE HOUSING AUTHORITY – HUNTSVILLE, ALABAMA  
SEL C Project # 2022-1868**

Dear Ms. Bennett, Mr. Blazer,

This Component Condition Summary includes the six (6) sites containing lead-based paint coated components, which may have become damaged or deteriorated to the point of becoming a lead hazard.

Each site is listed as Tables A-F.

Table A – Brookside Development  
Table B – Lincoln Park Development  
Table C – Butler Terrance Development  
Table D – Searcy Homes Development  
Table E – Northwoods Proper Development  
Table F – Northwoods Addition Development

Each table is subdivided into three (3) sections; including component summary, condensed addresses, and individual addresses.

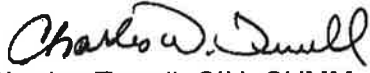
Please contact us with any questions and let's schedule a meeting with Mr. Norment for his guidance on which sites and components are priorities. As a group we will need to confirm the most appropriate response action as it relates to effectiveness and cost.

If you have questions or need additional information, please feel free to contact me at (256) 461-9278.

Sincerely,

Nathan Pee, CIEC  
Project Manager  
Certified Indoor Environmental Consultant #2106007

Reviewed By,

A handwritten signature in black ink, appearing to read "Charles W. Terrell". The signature is fluid and cursive, with the first name "Charles" being more prominent.

Charles Terrell, CIH, CHMM  
President, Technical Director  
Certified Industrial Hygienist #5850  
Certified Hazardous Materials Manager #6203  
Registered Environmental Professional #5555

**HUNTSVILLE HOUSING AUTHORITY**  
**PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT**  
**LEAD HAZARD REDUCTION**  
**TABLE A-1: BROOKSIDE**

<b>Brookside</b>		<b>Recommended Response Action Condition</b>						<b>Comments:</b>
<b>Component:</b>	<b>Number of Components Requiring Response Actions:</b>	<b>PS</b>	<b>RE</b>	<b>Encap</b>	<b>Enclose</b>	<b>Comp Rep</b>	<b>NA</b>	
<b>Metal Clothes Line Posts</b>	<b>138</b>	<b>X</b>		<b>X</b>				<b>~ 3" Posts found behind all units</b>
<b>Metal Porch Columns</b>	<b>119</b>	<b>X</b>		<b>X</b>				<b>~ 3" Cylindrical and 1" square structural posts along the fronts of the unit porches</b>
<b>Exterior Metal Door Lintels</b>	<b>155</b>	<b>X</b>		<b>X</b>				<b>~ ¼ Inch metal flat stock above all entry doors</b>
<b>Vinyl Covered Wood Soffit</b>	<b>0</b>						<b>X</b>	<b>No Response Action Needed</b>
<b>Front Porch Decorative External Wood Walls</b>	<b>0</b>						<b>X</b>	<b>No Response Action Needed</b>
<b>Exterior Metal Window Lintels</b>	<b>411</b>	<b>X</b>		<b>X</b>				<b>~ ¼ Inch metal flat stock above window units</b>
<b>Key:</b>								
PS = Paint Stabilization	NA = No Action							
RE = Removal	RA - Response Action							
Encap = Encapsulation								
Enclose = Enclose								
Com. Rep = Component Replacement								

**HUNTSVILLE HOUSING AUTHORITY**  
**PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT**  
**LEAD HAZARD REDUCTION**  
**TABLE A-2: BROOKSIDE (CONDENSED ADDRESSES)**

Component	Number of Components Requiring Response Actions	Address
Metal Clothes Lines Posts	138	All Clothes Lines Posts Throughout Development
Metal Porch Columns	119	2002 - 2014 Brookside St 2101 Brookside St 2103 Brookside St 2105 Brookside St 2106 Brookside St 2108 Brookside St 2100 - 2107 Brookside Dr 2111 Brookside Dr
Exterior Metal Door Lintels	155	All Exposed Door Lintels Throughout Development
Vinyl Covered Wood Soffits	0	No Response Action Recommended
Front Porch Decorative Exterior Wood Walls	0	No Response Action Recommended
Exterior Metal Window Lintels	411	All Exposed Window Lintels Throughout Development

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**HUNTSVILLE HOUSING AUTHORITY  
PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT  
LEAD HAZARD REDUCTION  
TABLE A-3: BROOKSIDE (INDIVIDUAL ADDRESSES)**

Component	Number of Components Requiring Response Actions	Address
Metal Clothes Lines Posts	138	All Clothes Lines Posts Throughout Development
Exterior Metal Door Lintels	155	All Exposed Door Lintels Throughout Development
Vinyl Covered Wood Soffits	0	No Response Action Recommended
Front Porch Decorative Exterior Wood Walls	0	No Response Action Recommended
Exterior Metal Window Lintels	411	All Exposed Window Lintels Throughout Development

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HUNTSVILLE HOUSING AUTHORITY  
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LEAD HAZARD REDUCTION  
TABLE A-3: BROOKSIDE (INDIVIDUAL ADDRESSES)

Component	Number of Components Requiring Response Actions	Address
Metal Porch Columns	119	2002 Brookside St 2003 Brookside St 2004 Brookside St 2005 Brookside St 2006 Brookside St 2007 Brookside St 2008 Brookside St 2009 Brookside St 2010 Brookside St 2011 Brookside St 2012 Brookside St 2013 Brookside St 2014 Brookside St 2101 Brookside St 2103 Brookside St 2105 Brookside St - Unit A 2106 Brookside St 2108 Brookside St 2100 Brookside Dr 2101 Brookside Dr 2102 Brookside Dr 2103 Brookside Dr 2104 Brookside Dr 2105 Brookside Dr 2106 Brookside Dr 2107 Brookside Dr 2111 Brookside Dr

## Photographic Documentation



**Metal Porch Columns  
~ 3" Cylindrical Structural Posts Along the  
Fronts of the Unit Porches**



**Metal Porch Columns  
~ 1" Square Structural Posts Along the Fronts  
of the Unit Porches**



## Photographic Documentation



**Metal Clothes Line Posts  
~ 3" Posts Found Behind All Units**



**HUNTSVILLE HOUSING AUTHORITY**  
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**LEAD HAZARD REDUCTION**  
**TABLE B-1: LINCOLN PARK**

Lincoln Park		Recommended Response Action Condition					Comments:
Component:	Number of Components Requiring Response Actions:	PS	RE	Encap	Enclose	Comp Rep	
Metal Clothes Line Posts	349	X		X			~ 3" Posts found behind all units
Metal Porch Columns	318	X		X			~ 3" Structural posts along the fronts of the unit porches
Exterior Metal Door Lintels	372	X		X			~ ¼ Inch metal flat stock above all entry doors
Exterior Metal Guard Rail	5	X		X			Found along the stairwells and landings of the two-story breezeways
Exterior Metal Handrails	79	X		X			Found along the stairwells of the two-story breezeways
Metal Utility Piping	1	X		X			~ 1 Inch Piping found adjacent to kitchen stove
Porch Wall Opening Lintel	45	X		X			~ ½ Inch metal flat stock Decorative openings found at select units' front porches
Exterior Metal Window Lintels	2	X		X			~ ¼ Inch metal flat stock above window units
<b>Key:</b>							
PS = Paint Stabilization	NA = No Action						
RE = Removal	RA - Response Action						
Encap = Encapsulation							
Enclose = Enclose							
Com. Rep = Component Replacement							

SELC Project # 2022-1868

Huntsville Housing Authority

October 27, 2022

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**PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT**  
**LEAD HAZARD REDUCTION**  
**TABLE B-2: LINCOLN PARK (CONDENSED ADDRESSES)**

Component	Number of Components Requiring Response Actions	Address
Metal Clothes Lines Posts	349	All Clothes Lines Posts Throughout Development
Metal Porch Columns	318	All Porch Columns Throughout Development
Exterior Metal Door Lintels	372	All Exposed Door Lintels Throughout Development
Metal Guard Rails	5	503 Frederick Ave 904 Garrison St 1004 Garrison St 405 Webster Dr 501 Webster Dr
Metal Handrails	79	501 Frederick Ave 503 Frederick Ave 303 Gale Cir 305 Gale Cir 403 Gale Cir 901 Garrison St 904 Garrison St 906 Garrison St 1000 Garrison St 1002 - 1006 Garrison St 902 Hoover St 904 Hoover St 1000 Hoover St 1002 - 1003 Hoover St 302 Hurst Ave 304 Hurst Ave 404 Hurst Ave 900 Washington St

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**LEAD HAZARD REDUCTION**  
**TABLE B-2: LINCOLN PARK (CONDENSED ADDRESSES)**

Component	Number of Components Requiring Response Actions	Address
Metal Handrails (Continued)	79	902 Washington St 1000 Washington St 1002 Washington St 201 - 202 Webster Dr 300 - 302 Webster Dr 400 - 401 Webster Dr 405 Webster Dr 500 - 502 Webster Dr 504 Webster Dr 902 - 904 Webster Dr 1002 Webster Dr 1005 Webster Dr
Metal Utility Piping	1	300 Webster Dr
Front Porch Wall Opening Lintels	45	502 Abingdon Ave 501 Frederick Ave 404 Gale Cir 407 Gale Cir 901 Garrison St 905 Garrison St 1006 Garrison St 1003 Hoover St 900 Washington St 1001 Washington St 1002 Washington St 301 Webster Dr 503 Webster Dr 903 Webster Dr 1005 Webster Dr
Exterior Metal Window Lintels	2	903 Garrison St

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LEAD HAZARD REDUCTION  
TABLE B-3: LINCOLN PARK (INDIVIDUAL ADDRESSES)

Component	Number of Components Requiring Response Actions	Address
Metal Handrails	79	501 Frederick Ave 503 Frederick Ave 303 Gale Cir 305 Gale Cir 403 Gale Cir 901 Garrison St 904 Garrison St 906 Garrison St 1000 Garrison St 1002 Garrison St 1003 Garrison St 1004 Garrison St 1005 Garrison St 1006 Garrison St 902 Hoover St 904 Hoover St 1000 Hoover St 1002 Hoover St 1003 Hoover St 302 Hurst Ave 304 Hurst Ave 404 Hurst Ave 900 Washington St 902 Washington St 1000 Washington St 1002 Washington St

**HUNTSVILLE HOUSING AUTHORITY**  
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**LEAD HAZARD REDUCTION**  
**TABLE B-3: LINCOLN PARK (INDIVIDUAL ADDRESSES)**

Component	Number of Components Requiring Response Actions	Address
Metal Handrails (Continued)	79	201 Webster Dr
		202 Webster Dr
		300 Webster Dr
		301 Webster Dr
		302 Webster Dr
		400 Webster Dr
		401 Webster Dr
		405 Webster Dr
		500 Webster Dr
		501 Webster Dr
		502 Webster Dr
		504 Webster Dr
		902 Webster Dr
		903 Webster Dr
		904 Webster Dr
		1002 Webster Dr
		1005 Webster Dr
Metal Utility Piping	1	300 Webster Dr
Exterior Metal Window Lintels	2	903 Garrison St
Metal Clothes Lines Posts	349	All Clothes Lines Posts Throughout Development
Metal Porch Columns	318	All Porch Columns Throughout Development
Exterior Metal Door Lintels	372	All Exposed Door Lintels Throughout Development

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HUNTSVILLE HOUSING AUTHORITY  
PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT  
LEAD HAZARD REDUCTION  
TABLE B-3: LINCOLN PARK (INDIVIDUAL ADDRESSES)

Component	Number of Components Requiring Response Actions	Address
Front Porch Wall Opening Lintels	45	502 Abingdon Ave 501 Frederick Ave 404 Gale Cir 407 Gale Cir 901 Garrison St 905 Garrison St 1006 Garrison St 1003 Hoover St 900 Washington St 1001 Washington St 1002 Washington St 301 Webster Dr 503 Webster Dr 903 Webster Dr 1005 Webster Dr

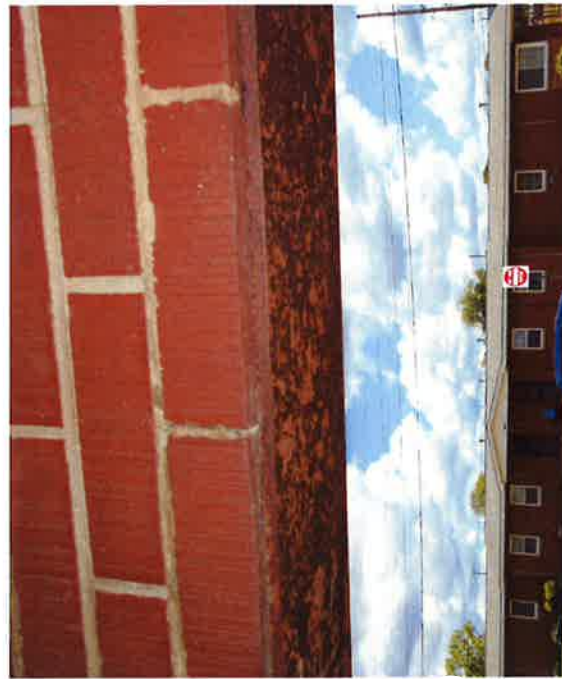
## Photographic Documentation



**Metal Porch Columns  
~ 3" Structural Posts Along the Unit Porches**



**Exterior Metal Door Lintels  
~ 1/4 Inch Metal Flat Stock Above Entry Doors**

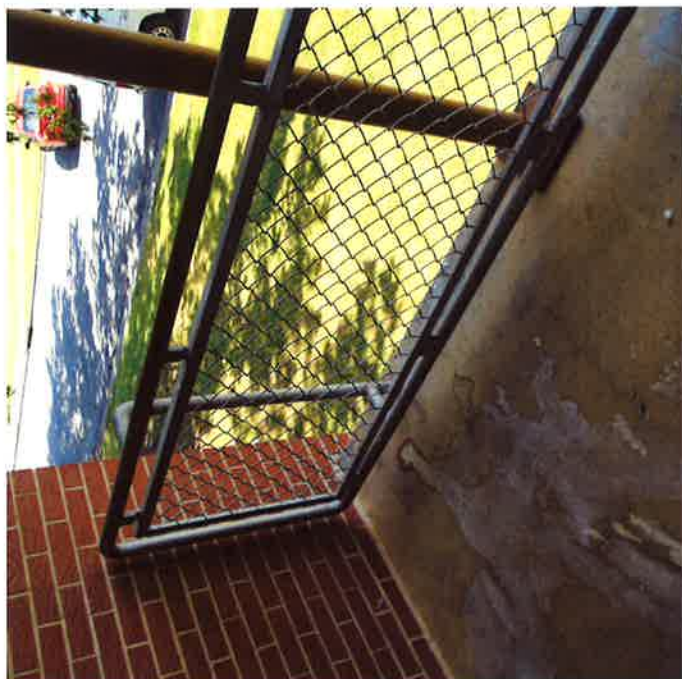




## Photographic Documentation



**Exterior Metal Handrails  
Found Along the Stairwells of the Two-Story  
Breezeways**



**Exterior Metal Guard Rail  
Found Along the Stairwells and Landings of the  
Two-Story Breezeways**





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**LEAD HAZARD REDUCTION**  
**TABLE C-1: BUTLER TERRACE**

<b>Butler Terrace</b>		<b>Recommended Response Action Condition</b>					<b>Comments:</b>
<b>Component:</b>	<b>Number of Components Requiring Response Actions:</b>	<b>PS</b>	<b>RE</b>	<b>Encap</b>	<b>Enclose</b>	<b>Comp Rep</b>	
<b>Metal Clothes Line Posts</b>	<b>239</b>	<b>X</b>		<b>X</b>			<b>~ 3" Posts found behind all units</b>
<b>Metal Porch Columns</b>	<b>570</b>	<b>X</b>		<b>X</b>			<b>~ 3" Structural posts along the fronts of the unit porches</b>
<b>Exterior Metal Door Lintels</b>	<b>27</b>	<b>X</b>		<b>X</b>			<b>~ ¼ Inch metal flat stock above entry doors</b>
<b>Metal/Vinyl Covered Wood Fascia / Soffit</b>	<b>1</b>				<b>X</b>		<b>Damaged vinyl enclosure needs repair</b>
<b>Interior Metal Stair Components</b>	<b>13</b>	<b>X</b>		<b>X</b>			<b>Risers, stringers, and treads</b>
<b>Exterior Metal Window Lintels</b>	<b>520</b>	<b>X</b>		<b>X</b>			<b>~ ¼ Inch metal flat stock above window units</b>
<b>Interior Window Sills (Stools)</b>	<b>120</b>	<b>X</b>		<b>X</b>			<b>Concrete form stools at the interior base of all window units</b>
<b>Key:</b>							
PS = Paint Stabilization	NA = No Action						
RE = Removal	RA - Response Action						
Encap = Encapsulation							
Enclose = Enclose							
Com. Rep = Component Replacement							

**HUNTSVILLE HOUSING AUTHORITY**  
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**LEAD HAZARD REDUCTION**  
**TABLE C-2/3: BUTLER TERRACE**

Component	Number of Components Requiring Response Actions	Address
Metal Clothes Lines Posts	239	All Clothes Lines Posts Throughout Development
Metal Porch Columns	570	All Porch / Awning Columns Throughout Development
Exterior Metal Door Lintels	27	2200 Brahan - Unit A - Side C 2204 Brahan - Unit B - Side C 2300 Brahan - Unit B - Side A 2302 Brahan - Unit A - Side C 2304 Brahan - Units A and C - Side C 2304 Brahan - Units C and D - Sides A and C 2209 Clinton - Unit D - Side A 2215 Clinton - Unit B - Sides A and C 103 Indiana - Unit C - Side C 107 Indiana - Unit D - Side A 104 Seminole - Unit F - Sides A and C 106 Seminole - Unit B - Side A 108 Seminole - Unit C - Side C and Unit F - Side A 110 Seminole - Unit A - Side A and Unit F - Side C 112 Seminole - Units A, B, D - Side A and Unit D - Side C 114 Seminole - Unit A - Side A
Metal/Vinyl Covered Wood Fascia/Soffits	1	111 Indiana - Side D

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**LEAD HAZARD REDUCTION**  
**TABLE C-2/3: BUTLER TERRACE**

Component	Number of Components Requiring Response Actions	Address
Interior Metal Stair Components (Risers, Stringers and Treads)	13	2208 Brahan - Unit C 2302 Brahan - Units A and C 2304 Brahan - Unit C 2209 Clinton - Unit B 2211 Clinton - Unit C 2213 Clinton - Unit D 2215 Clinton - Unit D 2219 Clinton - Unit A 109 Indiana - Unit C 104 Seminole - Unit A 108 Seminole - Unit A 110 Seminole - Unit B
Exterior Metal Window Lintels	520	All Exposed Window Lintels Throughout Development
Interior Concrete Window Stools	120	2200 Brahan – Unit A - Kitchen Side C and Bed 1, 2, 3 - All Stools 2206 Brahan – Unit D - Kitchen Side C 2208 Brahan – Unit D - Kitchen Side C 2300 Brahan – Unit A - Kitchen Side C and Bed - Side B Unit B - Kitchen Side C Unit D - Living Room Side C and Bed Side D 2302 Brahan – Unit A - Bed Side C Unit D - Kitchen Side C

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**TABLE C-2/3: BUTLER TERRACE**

Component	Number of Components Requiring Response Actions	Address
Interior Concrete Window Stools (Continued)	120	<p>2209 Clinton –  Unit A - Living Room - Side C, Kitchen - Side B,  Bed - Side A and B  Unit B - Kitchen - Side C  Unit D - Living Room - Side C, Kitchen - Sides C and D,  Bed - Side A and D  2211 Clinton –  Unit A - Bed 1 - Side A, Kitchen - Side C  Unit C - All Stools  Unit D - Bed 2 - Side C  2213 Clinton –  Unit A - Bed 2 - Side B, Bed 3 - Side C  Unit C - Kitchen - Side C  Unit D - All Stools  2217 Clinton –  Unit B - Bed 1 - Side B  2219 Clinton –  Unit A - All Stools  Unit D - Bed 1 - Side A  2307 Clinton –  Unit C - Living Room - Side A and C, Bed 1 - Side A  103 Indiana –  Unit A - Kitchen - Side C, Bed - Side A and B  Unit B - Kitchen B  Unit C - All Bedroom Stools  105 Indiana –  Unit C - Kitchen - Side C, Bed 1 - Side A  107 Indiana –  Unit A - Living Room - Side C, Bed - Side A and B</p>

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LEAD HAZARD REDUCTION  
TABLE C-2/3: BUTLER TERRACE**

Component	Number of Components Requiring Response Actions	Address
Interior Concrete Window Stools (Continued)	120	109 Indiana – Unit C - Bed 1 - Side A, Bed 3 - Side C Unit E - Bed 3 - Side C 111 Indiana – Unit D - Bed 2 - Side A 104 Seminole – Unit A - All Stools Unit E - Kitchen - Side C, Bed 1 - Side A Unit F - Bed 2 - Side C and D 106 Seminole – Unit D - Kitchen - Side C 110 Seminole – Unit A - All Stools Unit C - All Stools Unit D - Bed 1 - Side A Unit D - Kitchen - Side C, Bed - Side A and D 114 Seminole – Unit E - Living Room - Side C

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## Photographic Documentation



**Metal Porch Columns  
~ 3" Structural Posts Along the Unit Porches**



**Typical Metal/Vinyl Covered Wood  
Fascia / Soffit**





## Photographic Documentation



**Interior Window Sills (Stools)  
Concrete Form Stools at the Interior Base of All  
Window Units**



**Interior Metal Stair Components (Top)  
Risers, Stringers, and Treads**







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LEAD HAZARD REDUCTION  
TABLE D-2/3: SEARCY HOMES**

Component	Number of Components Requiring Response Actions	Address
Front Porch Metal Overhang Structural Support Posts	22	405 Dallas Ave NW - Units A and B 408 Dallas Ave NW - Units A and B 412 Dallas Ave NW - Units A and B 414 Dallas Ave NW - Units A and B 420 Dallas Ave NW - Units A and B 421 Dallas Ave NW - Units A and B 422 Dallas Ave NW - Units A and B 424 Dallas Ave NW - Units A and B 425 Dallas Ave NW - Units A and B 504 Monroe St - Units A and B 514 Monroe St - Units A and B
Interior Wood Stairways (Stair Treads)	5	408 Dallas Ave NW - Unit A 420 Dallas Ave NW - Unit B 421 Dallas Ave NW - Units A and B 425 Dallas Ave NW - Unit B 514 Monroe St - Unit A

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## Photographic Documentation



Typical Two-Story Unit



Front Porch Metal  
Overhang Structural Support Posts  
4" x 4" Metal Posts Found on the Front  
Porches of the Two-Story Units



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**TABLE E-1: NORTHWOODS PROPER**

<b>Northwoods Proper</b>		<b>Recommended Response Action Condition</b>						<b>Comments:</b>
<b>Component:</b>	<b>Number of Components Requiring Response Actions:</b>	<b>PS</b>	<b>RE</b>	<b>Encap</b>	<b>Enclose</b>	<b>Comp Rep</b>	<b>NA</b>	
Wood Closet Shelves and Shelf Support	17	X		X		X		~ ¾ Inch boards cut to various sizes
Metal Porch Columns	320	X		X				~ 3" Structural posts along the fronts of the unit porches
Interior Wood Door	1	X		X				~ 2' Wide interior door
Exterior Metal Door Lintels	304	X		X				~ ¼ Inch metal flat stock above entry doors
Vinyl Covered Wood Fascia / Soffit	129				X	X		LBP Enclosed behind vinyl siding
Front Porch Decorative Wood Trim Components	52					X		~ 30 Linear feet of 1" wide corner moulding found along the porch decorative wall
Front Porch Decorative Wood Exterior Walls	38	X		X				LBP enclosed behind plywood wall panels
Plaster Walls (Interior)	4				X	X		Areas of Localized Damage – Patch damaged plaster and repaint
<b>Key:</b>								
PS = Paint Stabilization	NA = No Action							
RE = Removal	RA - Response Action							
Encap = Encapsulation								
Enclose = Enclose								
Com. Rep = Component Replacement								

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**LEAD HAZARD REDUCTION**  
**TABLE E-2: NORTHWOODS PROPER (CONDENSED ADDRESSES)**

Component	Number of Components Requiring Response Actions	Address
Wood Closet Shelves and Shelf Supports	17	1401 Glacier - Unit B Pantry 2705 Timberlane - Unit B Pantry 2802 Timberlane - Unit B Hall and Bed
Metal Porch Columns	320	All Porch Columns Throughout Development
Interior Wood Door	1	2605 Poplar Ave – Unit C Bathroom
Exterior Metal Door Lintels	304	2900 - 2909 Alaska St 1405 - 1408 Artic St 2900 - 2901 Canada Ave 2903 - 2905 Canada Ave 2907 Canada Ave 2909 - 2911 Canada Ave 1503 Fairbanks St 1400 - 1401 Glacier St 1403 – 1407 Glacier St 1400 - 1407 Greenland St 2602 Klondike Ave 2604 Klondike Ave 2606 Klondike Ave 2704 Klondike Ave 2802 Klondike Ave 2804 Klondike Ave 2808 Klondike Ave 2902 Klondike Ave 2904 Klondike Ave 2602 Timberlane Ave 2604 Timberlane Ave 2606 – 2607 Timberlane Ave

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LEAD HAZARD REDUCTION  
TABLE E-2: NORTHWOODS PROPER (CONDENSED ADDRESSES)

Component	Number of Components Requiring Response Actions	Address
Exterior Metal Door Lintels (Continued)	304	2702 – 2706 Timberlane Ave 2802 Timberlane Ave 2804 - 2806 Timberlane Ave 2809 Timberlane Ave 2902 - 2903 Timberlane Ave 2904 - 2905 Timberlane Ave 2907 Timberlane Ave 1405 - 1407 Timberlane Ave 1409 Timberlane Ave 1501 - 1503 Timberlane Ave 1506 - 1509 Timberlane Ave 1511 Timberlane Ave 1513 Timberlane Ave 1515 Timberlane Ave 2603 Poplar Ave 2605 Poplar Ave 2703 Poplar Ave 2705 Poplar Ave 2707 Poplar Ave 2803 Poplar Ave 2805 Poplar Ave 2807 Poplar Ave 2900 Poplar Ave 2903 - 2910 Poplar Ave 1401 Yukon St 1403 - 1404 Yukon St 1406 - 1407 Yukon St

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LEAD HAZARD REDUCTION  
TABLE E-2: NORTHWOODS PROPER (CONDENSED ADDRESSES)

Component	Number of Components Requiring Response Actions	Address
Metal/Vinyl Covered Wood Fascia / Soffit	129	2903 – 2909 Alaska St 1400 – 1408 Artic St 2900 – 2910 Canada Ave 1400 – 1407 Glacier St 1401 – 1404 Greenland St 1406 – 1407 Greenland St 2602 Klondike Ave 2606 Klondike Ave 2702 Klondike Ave 2704 Klondike Ave 2706 Klondike Ave 2802 Klondike Ave 2804 Klondike Ave 2806 Klondike Ave 2808 Klondike Ave 2902 Klondike Ave 2904 Klondike Ave 2602 Timberlane Ave 2604 – 2605 Timberlane Ave 2703 Timberlane Ave 2706 Timberlane Ave 2803 – 2807 Timberlane Ave 2809 Timberlane Ave 2902 – 2905 Timberlane Ave 2907 Timberlane Ave 1405 – 1407 Timberlane Ave 1409 Timberlane Ave 1501 – 1503 Timberlane Ave 1505 – 1509 Timberlane Ave 1511 Timberlane Ave

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**LEAD HAZARD REDUCTION**  
**TABLE E-2: NORTHWOODS PROPER (CONDENSED ADDRESSES)**

Component	Number of Components Requiring Response Actions	Address
Metal/Vinyl Covered Wood Fascia / Soffit (Continued)	129	1513 Timberlane Ave
		1515 Timberlane Ave
		2603 Poplar Ave
		2605 Poplar Ave
		2607 Poplar Ave
		2703 Poplar Ave
		2705 Poplar Ave
		2707 Poplar Ave
		2803 Poplar Ave
		2805 Poplar Ave
		2807 Poplar Ave
		2900 Poplar Ave
		2902 – 2904 Poplar Ave
		2906 Poplar Ave
		2908 Poplar Ave
Front Porch Exterior Decorative Wood Trim Components	52	2910 Poplar Ave
		1400 – 1401 Yukon St
		1403 Yukon St
		1405 Yukon St
		2900 Alaska St
		2903 – 2906 Alaska St
		2908 Alaska St
		1400 Artic St
		1402 Artic St
		1405 Artic St
		1407 – 1408 Artic St
		2905 – 2906 Canada Ave
		2911 Canada Ave
		1503 Fairbanks St
		1401 - 1403 Glacier St

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**LEAD HAZARD REDUCTION**  
**TABLE E-2: NORTHWOODS PROPER (CONDENSED ADDRESSES)**

Component	Number of Components Requiring Response Actions	Address
Front Porch Exterior Decorative Wood Trim Components (Continued)	52	1400 Greenland St 1403 Greenland St 2702 Klondike Ave 2704 Klondike Ave 2806 Klondike Ave 2602 – 2603 Timberlane Ave 2606 – 2607 Timberlane Ave 2702 Timberlane Ave 2704 – 2705 Timberlane Ave 2802 – 2804 Timberlane Ave 2806 – 2807 Timberlane Ave 2809 Timberlane Ave 2902 – 2903 Timberlane Ave 2905 Timberlane Ave 1406 Timberlane Ave 1506 Timberlane Ave 2605 Poplar Ave 2705 Poplar Ave 2707 Poplar Ave 2803 Poplar Ave 2908 Poplar Ave 2910 Poplar Ave 1400 Yukon St 1403 – 1404 Yukon St
Front Porch Exterior Decorative Wood Walls	38	2900 Alaska Ave 2904 Alaska Ave 2906 Alaska Ave 1402 Artic St 1405 Artic St 1408 Artic St 2906 Canada Ave

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PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT  
LEAD HAZARD REDUCTION  
TABLE E-2: NORTHWOODS PROPER (CONDENSED ADDRESSES)

Component	Number of Components Requiring Response Actions	Address
Front Porch Exterior Decorative Wood Walls (Continued)	38	1402 – 1403 Glacier St
		1403 Greenland St
		2606 Klondike Ave
		2702 Klondike Ave
		2806 Klondike Ave
		2602 – 2603 Timberlane Ave
		2606 – 2607 Timberlane Ave
		2704 – 2705 Timberlane Ave
		2802 – 2803 Timberlane Ave
		2806 – 2807 Timberlane Ave
		2905 Timberlane Ave
		1406 Timberlane Ave
		1506 Timberlane Ave
		2605 Poplar Ave
		2703 Poplar Ave
Interior Plaster Walls	4	2705 Poplar Ave
		2707 Poplar Ave
		2803 Poplar Ave
		2907 Poplar Ave
		2910 Poplar Ave
		1403 – 1404 Yukon St
		1403 Greenland St - Unit A - Bed 3

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**LEAD HAZARD REDUCTION**  
**TABLE E-3: NORTHWOODS PROPER (INDIVIDUAL ADDRESSES)**

Component	Number of Components Requiring Response Actions	Address
Wood Closet Shelves and Shelf Supports	17	1401 Glacier - Unit B Pantry 2705 Timberlane - Unit B Pantry 2802 Timberlane - Unit B Hall and Bed
Metal Porch Columns	320	All Porch Columns Throughout Development
Wood Door	1	2605 Poplar Ave – Unit C – Bathroom
Exterior Metal Door Lintels	304	2900 Alaska St 2901 Alaska St 2902 Alaska St 2903 Alaska St 2904 Alaska St 2905 Alaska St 2906 Alaska St 2907 Alaska St 2908 Alaska St 2909 Alaska St 1405 Artic St 1406 Artic St 1407 Artic St 1408 Artic St 2900 Canada Ave 2901 Canada Ave 2903 Canada Ave 2904 Canada Ave 2905 Canada Ave 2907 Canada Ave 2909 Canada Ave 2910 Canada Ave

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TABLE E-3: NORTHWOODS PROPER (INDIVIDUAL ADDRESSES)

Component	Number of Components Requiring Response Actions	Address
Front Porch Metal Door Lintels (Continued)	304	2911 Canada Ave 1503 Fairbanks St 1400 Glacier St 1401 Glacier St 1403 Glacier St 1404 Glacier St 1405 Glacier St 1406 Glacier St 1407 Glacier St 1400 Greenland St 1401 Greenland St 1402 Greenland St 1403 Greenland St 1404 Greenland St 1405 Greenland St 1406 Greenland St 1407 Greenland St 2602 Klondike Ave 2604 Klondike Ave 2606 Klondike Ave 2704 Klondike Ave 2802 Klondike Ave 2804 Klondike Ave 2808 Klondike Ave 2902 Klondike Ave 2904 Klondike Ave 2602 Timberlane Ave 2604 Timberlane Ave 2606 Timberlane Ave 2607 Timberlane Ave

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PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT  
LEAD HAZARD REDUCTION  
TABLE E-3: NORTHWOODS PROPER (INDIVIDUAL ADDRESSES)

Component	Number of Components Requiring Response Actions	Address
Front Porch Metal Door Lintels (Continued)	304	2702 Timberlane Ave 2703 Timberlane Ave 2704 Timberlane Ave 2705 Timberlane Ave 2706 Timberlane Ave 2802 Timberlane Ave 2804 Timberlane Ave 2805 Timberlane Ave 2806 Timberlane Ave 2809 Timberlane Ave 2902 Timberlane Ave 2903 Timberlane Ave 2904 Timberlane Ave 2905 Timberlane Ave 2907 Timberlane Ave 1405 Timberlane Ave 1406 Timberlane Ave 1407 Timberlane Ave 1409 Timberlane Ave 1501 Timberlane Ave 1502 Timberlane Ave 1503 Timberlane Ave 1506 Timberlane Ave 1507 Timberlane Ave 1508 Timberlane Ave 1509 Timberlane Ave 1511 Timberlane Ave 1513 Timberlane Ave 1515 Timberlane Ave

**HUNTSVILLE HOUSING AUTHORITY**  
**PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT**  
**LEAD HAZARD REDUCTION**  
**TABLE E-3: NORTHWOODS PROPER (INDIVIDUAL ADDRESSES)**

Component	Number of Components Requiring Response Actions	Address
Front Porch Metal Door Lintels (Continued)	304	2603 Poplar Ave 2605 Poplar Ave 2703 Poplar Ave 2705 Poplar Ave 2707 Poplar Ave 2803 Poplar Ave 2805 Poplar Ave 2807 Poplar Ave 2900 Poplar Ave 2903 Poplar Ave 2904 Poplar Ave 2905 Poplar Ave 2906 Poplar Ave 2907 Poplar Ave 2908 Poplar Ave 2909 Poplar Ave 2910 Poplar Ave 1401 Yukon St 1403 Yukon St 1404 Yukon St 1406 Yukon St 1407 Yukon St
		2903 Alaska St 2904 Alaska St 2905 Alaska St 2906 Alaska St 2907 Alaska St 2908 Alaska St 2909 Alaska St
Metal/Vinyl Covered Wood Fascia / Soffit	129	

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HUNTSVILLE HOUSING AUTHORITY  
PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT  
LEAD HAZARD REDUCTION  
TABLE E-3: NORTHWOODS PROPER (INDIVIDUAL ADDRESSES)

Component	Number of Components Requiring Response Actions	Address
Metal/Vinyl Covered Wood Fascia / Soffit (Continued)	129	1400 Artic St
		1401 Artic St
		1402 Artic St
		1403 Artic St
		1404 Artic St
		1405 Artic St
		1406 Artic St
		1407 Artic St
		1408 Artic St
		2900 Canada Ave
		2901 Canada Ave
		2902 Canada Ave
		2903 Canada Ave
		2904 Canada Ave
		2905 Canada Ave
		2906 Canada Ave
		2907 Canada Ave
		2908 Canada Ave
		2909 Canada Ave
		2910 Canada Ave
		1400 Glacier St
		1401 Glacier St
		1402 Glacier St
		1403 Glacier St
		1404 Glacier St
		1405 Glacier St
		1406 Glacier St
		1407 Glacier St

HUNTSVILLE HOUSING AUTHORITY  
PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT  
LEAD HAZARD REDUCTION  
TABLE E-3: NORTHWOODS PROPER (INDIVIDUAL ADDRESSES)

Component	Number of Components Requiring Response Actions	Address
Metal/Vinyl Covered Wood Fascia / Soffit (Continued)	129	1401 Greenland St
		1402 Greenland St
		1403 Greenland St
		1404 Greenland St
		1406 Greenland St
		1407 Greenland St
		2602 Klondike Ave
		2606 Klondike Ave
		2702 Klondike Ave
		2704 Klondike Ave
		2706 Klondike Ave
		2802 Klondike Ave
		2804 Klondike Ave
		2806 Klondike Ave
		2808 Klondike Ave
		2902 Klondike Ave
		2904 Klondike Ave
		2602 Timberlane Ave
		2604 Timberlane Ave
		2605 Timberlane Ave
		2703 Timberlane Ave
		2706 Timberlane Ave
		2803 Timberlane Ave
		2804 Timberlane Ave
		2805 Timberlane Ave
		2806 Timberlane Ave
		2807 Timberlane Ave
		2809 Timberlane Ave
		2902 Timberlane Ave
		2903 Timberlane Ave

HUNTSVILLE HOUSING AUTHORITY  
PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT  
LEAD HAZARD REDUCTION  
TABLE E-3: NORTHWOODS PROPER (INDIVIDUAL ADDRESSES)

Component	Number of Components Requiring Response Actions	Address
Metal/Vinyl Covered Wood Fascia / Soffit (Continued)	129	2904 Timberlane Ave
		2905 Timberlane Ave
		2907 Timberlane Ave
		1405 Timberlane Ave
		1406 Timberlane Ave
		1407 Timberlane Ave
		1409 Timberlane Ave
		1501 Timberlane Ave
		1502 Timberlane Ave
		1503 Timberlane Ave
		1505 Timberlane Ave
		1506 Timberlane Ave
		1507 Timberlane Ave
		1508 Timberlane Ave
		1509 Timberlane Ave
		1511 Timberlane Ave
		1513 Timberlane Ave
		1515 Timberlane Ave
		2603 Poplar Ave
		2605 Poplar Ave
		2607 Poplar Ave
		2703 Poplar Ave
		2705 Poplar Ave
		2707 Poplar Ave
		2803 Poplar Ave
		2805 Poplar Ave
		2807 Poplar Ave
		2900 Poplar Ave
		2902 Poplar Ave
		2903 Poplar Ave



**HUNTSVILLE HOUSING AUTHORITY  
PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT  
LEAD HAZARD REDUCTION  
TABLE E-3: NORTHWOODS PROPER (INDIVIDUAL ADDRESSES)**

Component	Number of Components Requiring Response Actions	Address
Metal/Vinyl Covered Wood Fascia / Soffit (Continued)	129	2904 Poplar Ave 2906 Poplar Ave 2908 Poplar Ave 2910 Poplar Ave 1400 Yukon St 1401 Yukon St 1403 Yukon St 1405 Yukon St
Front Porch Exterior Decorative Wood Trim Components	52	2900 Alaska St 2903 Alaska St 2904 Alaska St 2905 Alaska St 2906 Alaska St 2908 Alaska St 1400 Artic St 1402 Artic St 1405 Artic St 1407 Artic St 1408 Artic St 2905 Canada Ave 2906 Canada Ave 2911 Canada Ave 1503 Fairbanks St 1401 Glacier St 1402 Glacier St 1403 Glacier St

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**HUNTSVILLE HOUSING AUTHORITY  
PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT  
LEAD HAZARD REDUCTION  
TABLE E-3: NORTHWOODS PROPER (INDIVIDUAL ADDRESSES)**

Component	Number of Components Requiring Response Actions	Address
Front Porch Exterior Decorative Wood Trim Components (Continued)	52	1400 Greenland St 1403 Greenland St 2702 Klondike Ave 2704 Klondike Ave 2806 Klondike Ave 2602 Timberlane Ave 2603 Timberlane Ave 2606 Timberlane Ave 2607 Timberlane Ave 2702 Timberlane Ave 2704 Timberlane Ave 2705 Timberlane Ave 2802 Timberlane Ave 2803 Timberlane Ave 2804 Timberlane Ave 2806 Timberlane Ave 2807 Timberlane Ave 2809 Timberlane Ave 2902 Timberlane Ave 2903 Timberlane Ave 2905 Timberlane Ave 1406 Timberlane Ave 1506 Timberlane Ave 2605 Poplar Ave 2705 Poplar Ave 2707 Poplar Ave 2803 Poplar Ave 2908 Poplar Ave 2910 Poplar Ave

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**HUNTSVILLE HOUSING AUTHORITY**  
**PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT**  
**LEAD HAZARD REDUCTION**  
**TABLE E-3: NORTHWOODS PROPER (INDIVIDUAL ADDRESSES)**

Component	Number of Components Requiring Response Actions	Address
Front Porch Exterior Decorative Wood Trim Components (Continued)	52	1400 Yukon St 1403 Yukon St 1404 Yukon St  2900 Alaska Ave 2904 Alaska Ave 2906 Alaska Ave 1402 Artic St 1405 Artic St 1408 Artic St 2906 Canada Ave 1402 Glacier St 1403 Glacier St 1403 Greenland St 2606 Klondike Ave 2702 Klondike Ave 2806 Klondike Ave 2602 Timberlane Ave 2603 Timberlane Ave 2606 Timberlane Ave 2607 Timberlane Ave 2704 Timberlane Ave 2705 Timberlane Ave 2802 Timberlane Ave 2803 Timberlane Ave 2806 Timberlane Ave 2807 Timberlane Ave 2905 Timberlane Ave 1406 Timberlane Ave 1506 Timberlane Ave
Front Porch Exterior Decorative Wood Wall	38	

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HUNTSVILLE HOUSING AUTHORITY  
PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT  
LEAD HAZARD REDUCTION  
TABLE E-3: NORTHWOODS PROPER (INDIVIDUAL ADDRESSES)

Component	Number of Components Requiring Response Actions	Address
Front Porch Exterior Decorative Wood Wall (Continued)	38	2605 Poplar Ave 2703 Poplar Ave 2705 Poplar Ave 2707 Poplar Ave 2803 Poplar Ave 2907 Poplar Ave 2910 Poplar Ave 1403 Yukon St 1404 Yukon St
Interior Plaster Walls	4	1403 Greenland St - Unit A - Bed 3

## Photographic Documentation



**Metal Porch Columns  
~ 3" Structural Posts Along the Unit Porches**



**Exterior Metal Door Lintels  
~ ¼ Inch Metal Flat Stock Above Entry Doors**



## Photographic Documentation



**Vinyl Covered Wood Fascia / Soffit  
LBP Enclosed Behind Vinyl Siding**



**Wood Closet Shelves and Shelf Support  
~ 3/4 Inch Boards Cut to Various Sizes**





HUNTSVILLE HOUSING AUTHORITY  
PHASE 1 LEAD-BASED PAINT COMPONENT CONDITION ASSESSMENT  
LEAD HAZARD REDUCTION  
TABLE F-2/3: NORTHWOODS ADDITION

Component	Number of Components Requiring Response Actions	Address
Exterior Metal Window Lintels	1190	All Exposed Lintels Throughout Development

Page 1



## Photographic Documentation



**Metal Porch Columns  
~ 3" Structural Posts Along the Unit Porches**



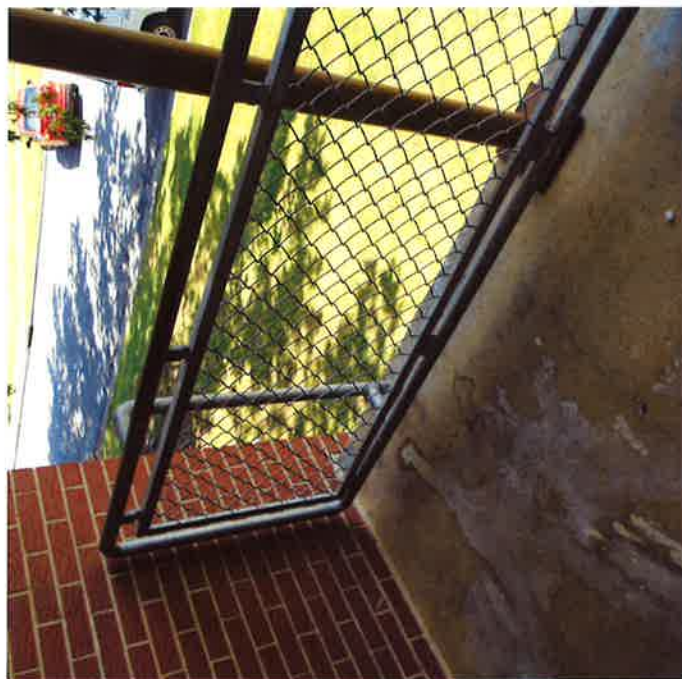
**Exterior Metal Door Lintels  
~ ¼ Inch Metal Flat Stock Above Entry Doors**



## Photographic Documentation



**Exterior Metal Handrails  
Found Along the Stairwells of the Two-Story  
Breezeways**



**Exterior Metal Guard Rail  
Found Along the Stairwells and Landings of the  
Two-Story Breezeways**





## Safety Environmental Laboratories and Consulting, Inc.

P. O. Box 1848  
Pelham, AL 35124

Phone: 205-823-6200 *Environmental, Health, and Safety Solutions*  
Fax: 205-823-9066

November 28, 2022

EDT-THA Architecture  
C/O Huntsville Housing Authority  
Attn: Ms. Beth Bennett – Project Manager  
Attn: Mr. Mark Blazer – Project Architect  
218 Randall Avenue, Suite A  
Huntsville, AL 35801

**SUBJECT: COST ESTIMATES FOR LEAD HAZARD ABATEMENT RESPONSE ACTIONS  
HUNTSVILLE HOUSING AUTHORITY – HUNTSVILLE, ALABAMA  
SEL C Project # 2022-1868**

Dear Ms. Bennett, Mr. Blazer,

The following is a current per component lead hazard response action cost list. Be advised that these costs have roughly doubled over the last four (4) years. Also, most lead hazard response action and abatement contractors will quote the projects with paint stabilization and encapsulation. Most HUD design specifications will require an equivalent to ASTM E-1795 Standard for Lead Based Paint Encapsulants for both indoor and outdoor use. The most commonly used product is the Fiberlock LBC – Lead Barrier Compound, Professional Lead Encapsulant Type III (Interior / Exterior use).

### Lead Hazard Abatement Estimated Cost Per Site:

- Brookside - \$118,225.00 (\$100,491.25 - \$135,958.75) 72
- Lincoln Park - \$179,728.00 (152,768.80 - \$206,687.20) 194
- Butler Terrace - \$265,413.00 (225,601.05 - \$305,224.95) 122
- Searcy Homes - \$11,150.00 (\$9,477.50 - \$12,822.50) 78
- Northwoods Proper - \$141,047.00 (\$119,889.95 - \$162,204.05) 269
- Northwoods Addition - \$148,750.00 (126,437.50 - \$171,062.50) 178 > 447

Total Cost Estimate: \$864,313.00 (\$734,666.05 - \$993,959.95)

### Component Per Unit Rates for Lead Hazard Response Actions:

- Metal Clothes Line Posts - \$150 per ±15%
- Metal Porch Columns - \$225 per ±15%
- Metal Door Lintels - \$125 per ±15%
- Metal Window Lintels - \$125 per ±15%
- Interior Window Sills - \$140 per ±15%
- Closet Shelf Support - \$75 per ±15%
- Interior Wood Stairways - \$1,240 ±15% (includes lower flight, mid landing, and upper flight)
- Interior Wood Door - \$250 per ±15%
- Plaster Walls - \$5 per square feet ±15%



- Fascia/Sofit - \$6 per linear feet  $\pm 15\%$
- Handrail (rail only) - \$4 per linear feet  $\pm 15\%$
- Guard Rails - \$5 per linear feet  $\pm 15\%$
- Exterior Wood Walls - \$7 per linear feet  $\pm 15\%$

Attached Tables A-F list each development's components and associated estimated response action costs.

Please contact us with any questions and let's schedule a meeting with Mr. Norment for his guidance on which sites and components are priorities. As a group we will need to confirm the most appropriate response action as it relates to effectiveness and cost.

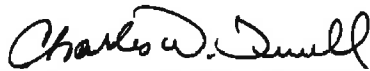
If you have questions or need additional information, please feel free to contact me at (256) 461-9278.

Sincerely,



Nathan Pee, CIEC  
Project Manager  
Certified Indoor Environmental Consultant #2106007

Reviewed By,



Charles Terrell, CIH, CHMM  
President, Technical Director  
Certified Industrial Hygienist #5850  
Certified Hazardous Materials Manager #6203  
Registered Environmental Professional #5555

HUNTSVILLE HOUSING AUTHORITY

PHASE 1 LEAD-BASED PAINT COMPONENT COST ESTIMATE

TABLE A: BROOKSIDE

BROOKSIDE			
Component	Number of Components Requiring Response Actions	Cost Per Unit (± 15%)	Total Cost (± 15%)
Metal Clothes Line Posts	138	\$150 (\$127.50 - \$172.50)	\$20,700 (\$17,595 - \$23,805)
Metal Porch Columns	119	\$225 (\$191.25 - \$258.75)	\$26,775 (\$22,758.75 - \$30,791.25)
Exterior Metal Door Lintels	155	\$125 (\$106.25 - \$143.75)	\$19,375 (\$16,468.75 - \$22,281.25)
Exterior Metal Window Lintels	411	\$125 (\$106.25 - \$143.75)	\$51,375 (\$43,668.75 - \$59,081.25)
Estimated Cost for All Components		\$118,225 (\$100,491.25 - \$135,958.75)	

**HUNTSVILLE HOUSING AUTHORITY**  
**PHASE 1 LEAD-BASED PAINT COMPONENT COST ESTIMATE**  
**TABLE B: LINCOLN PARK**

<b>LINCOLN PARK</b>			
<b>Component</b>	<b>Number of Components Requiring Response Actions</b>	<b>Cost Per Unit (± 15%)</b>	<b>Total Cost (± 15%)</b>
<b>Metal Clothes Line Posts</b>	349	\$150 (\$127.50 - \$172.50)	\$52,350 (\$44,497.50 - \$60,202.50)
<b>Metal Porch Columns</b>	318	\$225 (\$191.25 - \$258.75)	\$71,550 (\$60,817.50 - \$82,282.50)
<b>Exterior Metal Door Lintels</b>	372	\$125 (\$106.25 - \$143.75)	\$46,500 (\$39,525 - \$53,475)
<b>Exterior Metal Guard Rail</b>	5 (36 Linear Feet Each)	\$5 Per Linear Feet (\$4.25 - \$5.75 Per Linear Feet)	\$900 (\$765 - \$1,035)
<b>Exterior Metal Handrails</b>	79 (8 Linear Feet Each)	\$4 Per Linear Feet (\$3.40 - \$4.60 Per Linear Feet)	\$2,528 (\$2,148.80 - \$2,907.20)
<b>Metal Utility Piping</b>	1 (5 Linear Feet Each)	\$5 Per Linear Feet (\$4.25 - \$5.75 Per Linear Feet)	\$25 (\$21.25 - \$28.75)
<b>Porch Wall Opening Lintel</b>	45	\$125 (\$106.25 - \$143.75)	\$5,625 (\$4,781.25 - \$6,468.75)
<b>Exterior Metal Window Lintels</b>	2	\$125 (\$106.25 - \$143.75)	\$250 (\$212.50 - \$287.50)
<b>Estimated Cost for All Components</b>		\$179,728 (\$152,768.80 - \$206,687.20)	

SELC Project # 2022-1868

Huntsville Housing Authority

November 17, 2022

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**HUNTSVILLE HOUSING AUTHORITY**  
**PHASE 1 LEAD-BASED PAINT COMPONENT COST ESTIMATE**  
**TABLE C: BULTER TERRACE**

<b>BUTLER TERRACE</b>			
<b>Component</b>	<b>Number of Components Requiring Response Actions</b>	<b>Cost Per Unit (± 15%)</b>	<b>Total Cost (± 15%)</b>
<b>Metal Clothes Line Posts</b>	<b>239</b>	<b>\$150</b> <b>(\$127.50 - \$172.50)</b>	<b>\$35,850</b> <b>(\$30,472.50 - \$41,227.50)</b>
<b>Metal Porch Columns</b>	<b>570</b>	<b>\$225</b> <b>(\$191.25 - \$258.75)</b>	<b>\$128,250</b> <b>(\$109,012.50 - \$147,847.50)</b>
<b>Exterior Metal Door Lintels</b>	<b>27</b>	<b>\$125</b> <b>(\$106.25 - \$143.75)</b>	<b>\$3,375</b> <b>(\$2,868.75 - \$3,881.25)</b>
<b>Metal/Vinyl Covered Wood Fascia / Soffit</b>	<b>1 (3 Linear Feet Each)</b>	<b>\$6 Per Linear Feet</b> <b>(\$5.10 - \$6.90 Per Linear Feet)</b>	<b>\$18</b> <b>(\$15.30 - \$20.70)</b>
<b>Interior Metal Stair Components</b>	<b>13</b>	<b>\$1,240</b> <b>(\$1,054 - \$1,426)</b>	<b>\$16,120</b> <b>(\$13,702 - \$18,538)</b>
<b>Exterior Metal Window Lintels</b>	<b>520</b>	<b>\$125</b> <b>(\$106.25 - \$143.75)</b>	<b>\$65,000</b> <b>(\$55,250 - \$74,750)</b>
<b>Interior Window Sills (Stools)</b>	<b>120</b>	<b>\$140</b> <b>(\$119 - \$161)</b>	<b>\$16,800</b> <b>(\$14,280 - \$19,320)</b>
<b>Estimated Cost for All Components</b>		<b>\$265,413</b> <b>(\$225,601.05 - \$305,224.95)</b>	

SELC Project # 2022-1868

Huntsville Housing Authority

November 17, 2022

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HUNTSVILLE HOUSING AUTHORITY  
PHASE 1 LEAD-BASED PAINT COMPONENT COST ESTIMATE  
TABLE D: SEARCY HOMES

SEARCY HOMES			
Component	Number of Components Requiring Response Actions	Cost Per Unit (± 15%)	Total Cost (± 15%)
Front Porch Metal Overhang Structural Support Posts	22	\$225 (\$191.25 - \$258.75)	\$4,950 (\$4,207.50 - \$5,692.50)
Interior Wood Stairways (Stair Treads)	5	\$1,240 (\$1,054 - \$1,426)	\$6,200 (\$5,270 - \$7,130)
Estimated Cost for All Components		\$11,150 (\$9,477.50 - \$12,822.50)	



**HUNTSVILLE HOUSING AUTHORITY**  
**PHASE 1 LEAD-BASED PAINT COMPONENT COST ESTIMATE**  
**TABLE E: NORTHWOODS PROPER**

<b>NORTHWOODS PROPER</b>			
<b>Component</b>	<b>Number of Components Requiring Response Actions</b>	<b>Cost Per Unit (± 15%)</b>	<b>Total Cost (± 15%)</b>
Wood Closet Shelves and Shelf Support	17	\$75 (\$63.75 - \$86.25)	\$1,275 (\$1,083.75 - \$1,466.25)
Metal Porch Columns	320	\$225 (\$191.25 - \$258.75)	\$72,000 (\$61,200 - \$82,800)
Interior Wood Door	1	\$250 (\$212.50 - \$287.50)	\$250 (\$212.50 - \$287.50)
Exterior Metal Door Lintels	304	\$125 (\$106.25 - \$143.75)	\$38,000 (\$32,300 - \$43,700)
Metal/Vinyl Covered Wood Fascia / Soffit	129 (3 Linear Feet Each)	\$6 Per Linear Feet (\$5.10 - \$6.90 Per Linear Feet)	\$2,322 (\$1,973.70 - \$2,670.30)
Front Porch Decorative Wood Trim Components	52 (40 Linear Feet Each)	\$7 Per Linear Feet (\$5.95 - \$8.05 Per Linear Feet)	\$14,560 (\$12,376 - \$16,744)
Front Porch Decorative Wood Exterior Walls	38 (40 Square Feet Each)	\$7 Per Square Feet (\$5.95 - \$8.05 Per Square Feet)	\$10,640 (\$9,044 - \$12,236)
Plaster Walls (Interior)	4 (100 Square Feet Each)	\$5 Per Square Feet (\$4.25 - \$5.75 Per Square Feet)	\$2,000 (\$1,700 - \$2,300)
<b>Estimated Cost for All Components</b>		<b>\$141,047 (\$119,889.95 - \$162,204.05)</b>	

SELC Project # 2022-1868

Huntsville Housing Authority

November 17, 2022

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HUNTSVILLE HOUSING AUTHORITY  
PHASE 1 LEAD-BASED PAINT COMPONENT COST ESTIMATE  
TABLE F: NORTHWOODS ADDITION

NORTHWOODS PROPER			
Component	Number of Components Requiring Response Actions	Cost Per Unit (± 15%)	Total Cost (± 15%)
Exterior Metal Window Lintels	1,190	\$125 (\$106.25 - \$143.75)	\$148,750 (\$126,437.50 - \$171,062.50)
Estimated Cost for All Components		\$148,750 (\$126,437.50 - \$171,062.50)	

## Huntsville Housing Authority

### RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO/ CONTRACTING OFFICER TO ENTER INTO A CONTRACT WITH AEGIS ENVIRONMENT TO PERFORM LEAD-BASED PAINT ABATEMENT/MITIGATION IN HHA PROPERTIES.

#### RESOLUTION NO. 2023 - 09

WHEREAS, Huntsville Housing Authority (HHA) needs to perform lead-based paint abatement and mitigation; and,

WHEREAS, HHA has exercised due diligence in its procurement process to arrive at the most cost-effective price by obtaining pricing from vendors under IFB No. 2023-05; and,

WHEREAS, Aegis Environmental, Inc. was deemed to be the responsive bidder in accordance with the requested specifications, as well as pricing.

#### Quotation Request for LBP Abatement

QUOTE SUBMITTED	Total Cost
Aegis Environmental	\$647,000.00
MAK Environmental	\$1,000,000.00

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 enter into a contract with Aegis Environmental to perform Lead Based Paint Abatement/Mitigation in HHA properties.

ADOPTED THIS 15<sup>th</sup> DAY OF May, 2023

\_\_\_\_\_  
Leon D. Fountain, Chairman

SEAL

Attest:

\_\_\_\_\_  
Antonio McGinnis, Sr., Executive Director/CEO

**Huntsville Housing Authority****REQUEST FOR BOARD ACTION**

**Act on A Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into A Contract with J5 Contracting to Repair 38 Ceilings in Northwoods.**

**May 15, 2023**

**INTRODUCTION**

Act on resolution authorizing the Executive Director/CEO/Contracting Officer enter into a contract with J5 Contracting to repair 38 ceilings in Northwoods.

**PURPOSE/OBJECTIVE**

The purpose of the action is to install ½ “sheetrock on ceilings of selected apartments to prevent the collapse of the original plaster, finish, and paint.

**JUSTIFICATION/DESCRIPTION**

HHA has exercised due diligence in its procurement process to arrive at the most cost-effective price by obtaining bids from qualified contractors under IFB #2023-04.

**ECONOMIC IMPACT**

The price for the contract will be \$211,720.38. Funding will come from the HHA 2019 Capital Fund Program in the amount of \$211,720.38.

**ALTERNATIVES**

None determined at this time.

**ATTACHMENTS**


None

**Huntsville Housing Authority****RECOMMENDATION**

The Executive Director/CEO recommends approval of the contract with J5 Contracting to repair 38 ceilings in Northwoods.



Antonio McGinnis, Sr.  
Executive Director/CEO



Michael Norment  
Development/Maintenance Manager

Date: 5/15/23

Date: 5/15/2023

Action Taken: \_\_\_\_\_

## Huntsville Housing Authority

### RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO/ CONTRACTING OFFICER TO ENTER INTO A CONTRACT TO REPAIR SELECTED CEILINGS IN NORTHWOODS

#### RESOLUTION NO. 2023 - 10

WHEREAS, Huntsville Housing Authority (HHA) needs to repair selected ceilings due to deterioration; and,

WHEREAS, HHA has exercised due diligence in its procurement process to arrive at the most cost-effective price by obtaining pricing from vendors under IFB No. 2023-04; and,

WHEREAS, J5 Contracting was deemed to be the responsive bidder in accordance with the requested specifications, as well as pricing.

#### Quotation Request for Roofing System

QUOTE SUBMITTED	Total Cost
Simmons Legacy Group	\$185,200.00
J5 Contracting	\$211,720.38
Presto Enterprises, Inc.	\$254,983.00
The Mitchell Group	\$262,224.00
Cowart Construction, LLC	\$277,400.05
Ryzec Building Group	\$704,000.00

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 enter into a contract with J5 Contracting to repair 38 apartment ceilings in Northwoods.

ADOPTED THIS 15<sup>th</sup> DAY OF May, 2023

\_\_\_\_\_  
Leon D. Fountain, Chairman

SEAL

Attest:

\_\_\_\_\_  
Antonio McGinnis, Sr., Executive Director/CEO

**HUNTSVILLE HOUSING AUTHORITY****Board of Commissioners' Meeting  
Agenda Item  
Control Document****Date:** May 15, 2023**HHA Staff Representative:** Carmisia Woods-Danson, Interim Director of Assisted Housing**Department:** Assisted Housing**Board of Commissioners' Meeting (Date):** May 15, 2023 at 12:00 p.m.**Board Agenda Item(s):**

1. Act on A Resolution Authorizing the Certification and Submission of 3/31/2023 SEMAP Indicator Scores.

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

/ Date

5/15/23**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, ChairmanDate: 05/15/2023**HHA Board Committee Member:** Shaquila Willie, Vice ChairmanDate: 05/15/2023**HHA Staff Member:**Carmisia DansonDate: 05/15/2023

**Huntsville Housing Authority****REQUEST FOR BOARD ACTION****AUTHORIZING THE EXECUTIVE DIRECTOR/CEO  
TO CERTIFY AND SUBMIT THE SEMAP INDICATOR SCORE****May 15, 2023****INTRODUCTION**

The Section 8 Management Assessment Program (SEMAP) is designed to assess whether the Section 8 tenant-based assistance programs operate to help eligible families afford decent rental units at the correct subsidy cost. SEMAP also establishes a system for HUD to measure a PHA's performance in key areas and to assign performance ratings. SEMAP provides procedures for HUD to identify PHA's management capabilities and deficiencies in order to target monitoring and program assistance more effectively.

**PURPOSE/OBJECTIVE**

The purpose of this request is to receive board approval to certify the SEMAP Indicator Score.

**JUSTIFICATION/DESCRIPTION**

The SEMAP rule applies to the PHA's administration of the tenant-based Section 8 rental voucher and rental certificate programs (24 CFR part 982), the project-based component (PBC) of the certificate program (24 CFR part 983) assesses and verify if PBC families and unit data are reported and measured under the stated HUD verification method, enrollment levels and contributions to escrow accounts for Section 8 participants under the family self-sufficiency program (FSS) (24 CFR part 984).

The SEMAP certification process measures fourteen (14) specific areas and rates authorities in accordance with pre-defined measurements. HHA's HCV staff determines the indicators to be measured, to include, the HCV staff selects a sample size according to HUD regulations. The Finance department audits the sample size selected by the HCV staff.

**ECONOMIC IMPACT**


There is no economic impact.

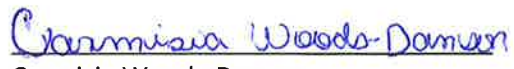
**ALTERNATIVES**

None

**RECOMMENDATION**

The Executive Director/CEO recommends that the Board of Commissioners authorize the Executive/CEO to certify and submit the SEMAP Indicator Score.

  
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Antonio McGinnis, Sr.  
Executive Director/CEO

  
\_\_\_\_\_  
Carmisia Woods-Danson  
Interim Assisted Housing Director

Date: 5/15/23

Date: 5/15/23



**Huntsville Housing Authority****RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO  
TO CERTIFY AND SUBMIT THE SEMAP INDICATOR SCORE****RESOLUTION NO. 2023-11**

**WHEREAS**, the Huntsville Housing Authority (HHA), administers the Housing Choice Voucher (HCV) program under the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, HUD measures the performance of Public Housing Authorities (PHA) to ensure that authorities operate the program as prescribed by statutes and regulations; and

**WHEREAS**, the SEMAP performance indicators assess fourteen (14) specific areas and rates PHA's in accordance with a designated formula as High Performer, Standard or Troubled; and

**WHEREAS**, the report anticipates a rating of 93%, which is designated as High Performer;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of HHA, hereby authorizes the Executive Director/CEO to certify the SEMAP Indicator Score.

ADOPTED THIS 15<sup>th</sup> DAY OF MAY, 2023

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Leon D. Fountain, Chairman

SEAL

Attest:

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Antonio L. McGinnis, Sr., Secretary