



PEOPLE

PROGRAMS



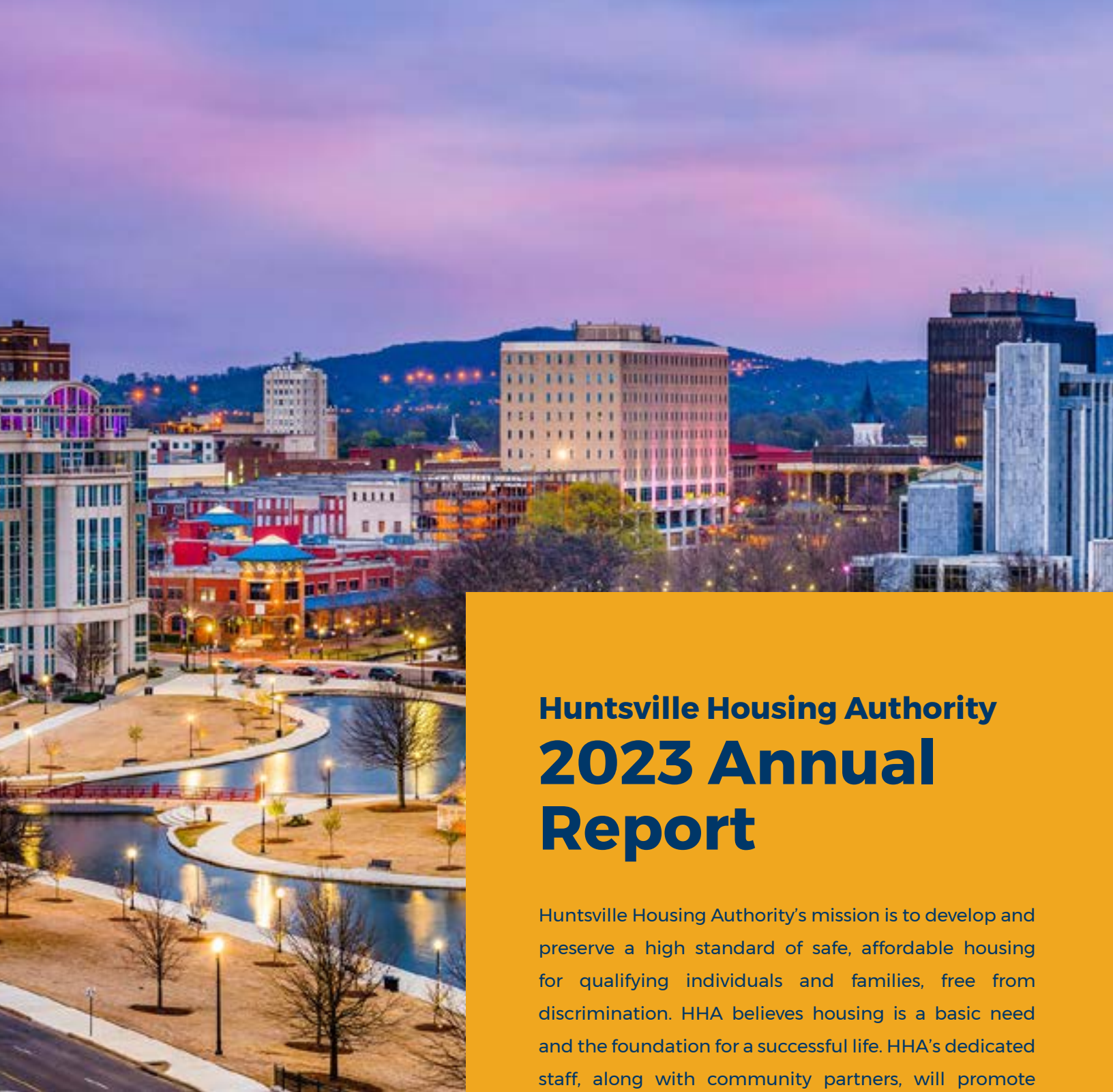
2023 ANNUAL REPORT



PORTFOLIO



@YOUTHBUILD_HHA



Huntsville Housing Authority 2023 Annual Report

Huntsville Housing Authority’s mission is to develop and preserve a high standard of safe, affordable housing for qualifying individuals and families, free from discrimination. HHA believes housing is a basic need and the foundation for a successful life. HHA’s dedicated staff, along with community partners, will promote neighborhood revitalization, self-sufficiency, and assist our families in achieving long-term economic success and a sustained high quality of life.

for more information visit us at
www.hsvha.org



Executive Director
Antonio McGinnis

The Huntsville Housing Authority (HHA) is pleased to present its Annual Report for the year 2023, outlining our key achievements, initiatives, and progress in providing affordable housing and promoting community development in Huntsville, Alabama. HHA remains dedicated to enhancing the quality of life for low-income individuals and families in Huntsville. Our vision is to create sustainable, safe, and inclusive communities that empower residents to thrive.

Affordable Housing Expansion: In 2023, HHA continued its commitment to expanding access to affordable housing by adding 22 new Project Based Voucher (PBV) units and 3 Public Housing (PH) Units to our community. This expansion has positively impacted the lives of families, offering them secure and decent housing options.

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

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

Partnerships and Collaborations: HHA recognizes the importance of partnerships in achieving our goals. In 2023, we strengthened collaborations with local government agencies, non-profit organizations, and private sector entities. These partnerships enriched our capacity to provide comprehensive support to our residents.

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

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

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

In conclusion, the Huntsville Housing Authority’s 2023 Annual Report underscores our dedication to providing affordable housing and fostering community development. As we move forward, we are excited about the potential for positive change and remain steadfast in our mission to improve the lives of those we serve.

PROMOTING

NEIGHBORHOOD
REVITALIZATION

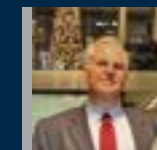
SELF-SUFFICIENCY

**LONG-TERM
ECONOMIC
SUCCESS**

HIGH QUALITY OF LIFE



BOARD Members



Leon D. Fountain
Chairman



Shaquila Willie
Commissioner



Larry Lowe
Commissioner



Chanda Crutcher
Commissioner



Delvin L. Sullivan
Commissioner



Antonio McGinnis, Sr.
Executive Director/CEO

Annual Demographics

2,885
HHA RESIDENTS SERVED PER MONTH



1,646
UNITS IN PORTFOLIO



98%
OCCUPANCY RATE

Race of People Served



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

\$4.1M

The HHA total revenue for FYE 03/31/23
was 35.2 million.

\$35.2M

Financial Summary

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

The HHA total revenue for FYE 03/31/23 was **35.2 million.**

HUD Grants funding consisted of HUD PHA Operating Grants that breakdown:
16 million in Revenue for the Housing Choice Voucher program
11.2 million in Public Housing Operating Subsidy
1.8 million in Capital Fund Grants

Total Tenant Revenue was **4.1 million.** This rental revenue is based on upon
30% of household income. All Other Revenue comes from additional HUD Grants
for Ross FSS for PH and HCV, Ross FSS Coordinator Grant, Youth Build Grant, and
Business Activates Revenue.

Total Expenses for FYE 03/31/2 was **34.6 million.**

The HCV Landlord Payments is 44% of the HHA incurred expenses. The payments
for this fiscal year total **15.3 million.** These are payments that benefit
the Huntsville/ Madison County area. These payments allow HHA to make a
difference in the lives of over 1,800 families.

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

Maintenance Expenses consist of labor and benefits, maintenance materials
and contracts to sustain the upkeep and improvements in the **1,646 units**
owned by the Huntsville Housing Authority.

General Expenses are made of tenant services, protective services, casualty losses.
Depreciation, Utilities, and Property Insurance Expenses are operational expenses
incurred for 15 developments that Huntsville Housing Authorities operates.
FYE 03/31/23 Revenues less Expenses netted and increase in Net Position
(Owner's Equity) **.6 million.**

HHA operations employees 100 residents of Madison County and the opportunity
to serve approximately 7,500 residents of Huntsville, Alabama.

Assisted Housing

Section 8

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

Public

Housing

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



New Partnerships

*Forge Creative Collaborations with
Community Partners*



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



Our Partners

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

HHA
Programs

\$82,356

ESCROW FROM PH FSS

115

PH FSS PARTICIPANTS SERVED

\$89,734

ESCROW FROM SECTION 8 FSS

90

SECTION 8 FSS PARTICIPANTS SERVED



”
It doesn’t
matter where
you live, it’s
how you live

~400

YOUTH OUTREACH SERVED

600

YOUNG ADULTS & FAMILIES SERVED

83

FSS PARTICIPANTS EMPLOYED

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

Portfolio 360 Properties

1,646
OF PUBLIC HOUSING UNITS



LEGACY HILLS
TAX CREDIT PUBLIC HOUSING

40 UNITS



GATEWAY PLACE
86 TAX CREDIT UNITS
48 PUBLIC HOUSING



CHESTNUT GLENN
40 UNITS



PHASE 2
STONE RIDGE VILLAS ON BALCH ROAD

8
TOTAL OF PUBLIC
HOUSING UNITS

22
PROJECT BASED VOUCHERS
ADDED IN PHASE 2

57
PROJECT BASED VOUCHERS



3
PUBLIC HOUSING UNITS
IN PHASE 2

5
PUBLIC HOUSING UNITS
IN PHASE 1

PENNROSE
Bricks & Mortar | Heart & Soul

PROJECT BASED VOUCHERS



Old Monrovia Flats

UNDER CONSTRUCTION

48

PROJECT BASED VOUCHERS

198

TOTAL UNITS





Burwell at Dry Creek

UNDER CONSTRUCTION

5451 AL HWY 53
HARVEST, AL 35749

89

PROJECT BASED VOUCHERS

177

TOTAL UNITS



Future **Projects** *CHOICE NEIGHBORHOOD INITIATIVE*



The CNI is focused on three core goals:

- 1. Housing:** Transform distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term;
- 2. People:** Support positive outcomes for families who live in the target development and the surrounding neighborhood, particularly outcomes related to residents' health, safety, employment, mobility and education; and
- 3. Neighborhoods:** Convert distressed, high-poverty neighborhoods into viable, mixed-income and sustainable neighborhoods with access to well-functioning services, high quality public schools and education programs, high quality early learning programs and services, public assets, public transportation and improved access to jobs.





www.hsvha.org

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