



Huntsville Housing Authority

BOARD PACK

for

March Board Meeting

Monday, March 23, 2026

12:00 PM (CDT)

Held at:

Default Location

200 Washington Street Northeast, Huntsville, AL, USA

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AGENDA

MARCH BOARD MEETING



Name:	Huntsville Housing Authority
Date:	Monday, March 23, 2026
Time:	12:00 PM to 1:00 PM (CDT)
Location:	Default Location, 200 Washington Street Northeast, Huntsville, AL, USA
Board Members:	Larry Lowe (Chair), Brenda Conville , Chanda Crutcher, Shaquila Willie, Willie Williams
Attendees:	CEO Antonio McGinnis, Ashley Jones, Brittany Spencer, Carmisia Danson, Erik Hyska, Gene Leonard, Jacqueline Egbujo, Neil Andrew, Teresa Wade-Chase, Terica Pope, Turkessa Coleman-Lacey

1. March Board Meeting

1.1 March Board Agenda

Supporting Documents:

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1.2 CALL TO ORDER

1.3 ROLL CALL

1.4 Confirm Minutes

Larry Lowe

Supporting Documents:

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1.5 OLD BUSINESS

No old business to consider.

1.6 NEW BUSINESS

2. Assisted Housing

2.1 Agenda Item # 1

Turkessa Coleman-Lacey

Act on a Resolution Approving the Interim Rent Adjustments for the Housing Choice Voucher Program.

Supporting Documents:

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Supporting Documents:

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2.1.c	Interim Resolution - Assisted Housing.doc	12

3. Development

3.1 Agenda Item # 2

Turkessa Coleman-Lacey

Act on a Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into a Contract with J5 Contracting for the Installation of Security Storm Doors at Searcy Homes.

Supporting Documents:

3.1.a	Control_March 2026 Development.docx	13
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3.1.d	Resolution_March 2026 Development.doc	17

4. Financial Services

4.1 Agenda Item # 3

Teresa Wade-Chase

Presentation of Cumulative Low-Income Housing Finance Report for Period Ended January 31, 2026.

Supporting Documents:

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4.1.b	B-1 Low Income Housing Finance Report January 31 2026.pdf	19
4.1.c	B-2 janaury 2026 Board Explanations for March 2026 Presentation.docx	21

5. Executive Director/CEO Comments

5.1 EXECUTIVE DIRECTOR

5.2 PUBLIC COMMENTS

5.3 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
March 23, 2026
12:00 P.M.

Larry Lowe
Chairman

Chanda Crutcher
Vice Chairman

Shaquila Willie
Commissioner

Willie Williams
Commissioner

Brenda Conville
Commissioner

Antonio McGinnis, Sr.
Executive Director/CEO

REGULAR MEETING

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: February 16, 2026

OLD BUSINESS

NEW BUSINESS

Assisted Housing

1. Act on a Resolution Approving the Interim Rent Adjustments for the Housing Choice Voucher Program.

Development

2. Act on a Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into a Contract with J5 for the Installation of Security Storm Doors at Searcy Homes.

Financial Services

3. Presentation of Cumulative Low-Income Housing Finance Report for Period Ended January 31, 2026.

EXECUTIVE DIRECTOR/CEO COMMENTS

PUBLIC COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT



MINUTES (in Review)

FEBRUARY BOARD MEETING



Name:	Huntsville Housing Authority
Date:	Monday, February 16, 2026
Time:	12:00 PM to 1:00 PM (CST)
Location:	Default Location, 200 Washington Street Northeast, Huntsville, AL, USA
Board Members:	Larry Lowe (Chair), Brenda Conville , Chanda Crutcher, Shaquila Willie, Willie Williams
Attendees:	CEO Antonio McGinnis, Ashley Jones, Brittany Spencer, Carmisia Danson, Erik Hyska, Gene Leonard, Jacqueline Egbujo, Neil Andrew, Teresa Wade-Chase, Terica Pope, Turkessa Coleman-Lacey

1. February Board Meeting

1.1 February Board Agenda

1.2 CALL TO ORDER

1.3 ROLL CALL

Chairman Lowe called the roll of the Board of Commissioners, and the following commissioners were present:

Larry Lowe

Brenda Conville

Willie Williams

Chanda Crutcher

Shaquila Willie

Mr. McGinnis, Executive Director/CEO, Ashley Jones, Attorney, and several members of the HHA Staff were present.

1.4 Confirm Minutes

January 26, 2026 Jan 26, 2026, the minutes were confirmed as presented.

Approval of the January 26, 2026, minutes has been transcribed and circulated during the meeting. (Copy of which is attached hereto.) Chairman Lowe asked if there were any corrections, additions, changes, or deletions; there were none.

Commissioner Willie moved the motion to approve the January 26, 2026, Huntsville Board of Commissioners' Meeting minutes. Commissioner Williams seconded the motion, and the minutes were approved by a unanimous voice vote.

1.5 OLD BUSINESS

1.6 NEW BUSINESS

2. Assisted Housing

2.1 Agenda Item # 1



Agenda Item # 1

Mrs. Carmisia Woods-Danson, Director of Assisted Housing, presented a Resolution Authorizing the Certification and Submission of the December 31, 2025, SEMAP Indicator Scores. Resolution 2026-05 was discussed. Various questions were asked by the Board of Commissioners. Mrs. Carmisia Woods-Danson and Mrs. Teresa Wade-Chase, Director of Finance/CFO, responded to questions and provided informational specifics.

Commissioner Williams moved the motion to approve Resolution 2026-05. Chairman Lowe seconded the motion, and the resolution was approved.

Decision Date: Feb 16, 2026

Outcome: Approved

3. Financial Services

3.1 Agenda Item # 2

A report was given by Teresa Wade-Chase, Director of Finance/CFO, on the Cumulative Low-Income Housing Finance Report for Period Ended December 31, 2025.

4. Public Housing Operations

4.1 Agenda Item # 3



Agenda Item # 3

Terica Pope, Director of Public Housing Operations, presented a Resolution Approving the 2026 Admissions and Continued Occupancy Policy (ACOP) for Public Housing. Resolution 2026-06 was discussed. Various questions were asked by the Board of Commissioners. Terica Pope responded to questions and provided informational specifics.

Commissioner Williams moved the motion to approve Resolution 2026-06. Chairman Lowe seconded the motion, and the resolution was approved.

Decision Date: Feb 16, 2026

Outcome: Approved

5. Executive Director/CEO Comments

5.1 EXECUTIVE DIRECTOR

Executive Director/CEO, Antonio McGinnis, gave a summary of the month's events including: 250 residents in FSS, the goal to add a caseworker and promote FSS, 97% occupancy with 1,515 units and the high number of individuals on the waiting list for HCV, Project-based vouchers, and Public Housing. Mr. McGinnis also mentioned a leadership training he attended the previous week and community partnerships with UAH Nursing Program providing health screenings for residents

of public housing. The organization, THRIVE, will also partner with HHA to begin health screenings. Mr. McGinnis discussed the AHAC meeting that occurred for community leaders to get an updated-on HHA activities, and Drake State joining in the EnVision Center partnership.

5.2 PUBLIC COMMENTS

Three individuals from the public joined the meeting. One individual voiced their support for HHA as a resident. A partner in HHA's development activities also voiced his support. One resident requested additional information of how board items are added to the agenda and requesting contact information from board members to discuss outside of the meeting.

5.3 COMMISSIONER COMMENTS

Commissioner Comments:

Commissioner Conville- wants to support the next AHAC meeting and possibly scheduling the April meeting at Freedom Real Estate.

Vice Chairperson Crutcher- is requesting new trainings for board members and commends HHA for greater integration and partnerships with new organizations.

Chairman Lowe- requests Commissioner Conville is added on future communications and is invited for a tour of HHA's residential areas.

Executive Director/CEO Antonio McGinnis also requests that fellow commissioners are utilize the HHA email.

6. ADJOURNMENT

6.1 Close the meeting

Next meeting: March Board Meeting - Mar 23, 2026, 12:00 PM

Signature: _____	Date: _____
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HUNTSVILLE HOUSING AUTHORITY

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

Date: March 23, 2026

HHA Staff Representative: Carmisia Woods-Danson, Director of Assisted Housing

Department: Assisted Housing

Board of Commissioners' Meeting (Date): March 23, 2026, 2025 at 12:00 p.m.

Board Agenda Item(s):

1. Act on a Resolution Approving the Interim Rent Adjustments for the Housing Choice Voucher Program.

Approved by: Antonio L. McGinnis, Sr. / 3/23/2026
 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: Larry Lowe, Chairman Date: 3/23/2026

HHA Board Committee Member: Chanda Crutcher, Vice Chairman Date: 3/23/2026

HHA Staff Member: Carmisia Woods-Danson Date: 3/26/2026

HUNTSVILLE HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

ACT ON A RESOLUTION APPROVING THE INTERIM RENT ADJUSTMENTS FOR THE HOUSING CHOICE VOUCHER PROGRAM

March 23, 2026

INTRODUCTION

The purpose of the proposal is to request Board approval for the Housing Choice Voucher program to implement an interim rent increase when a household experiences an increase in income or other changes that affect rent calculation. Currently, the agency process increases rent only at annual reexaminations. Expanding to interim increases will improve budget accuracy and reduce Housing Assistance Payment (HAP) expenditures.

PURPOSE/OBJECTIVE

The Huntsville Housing Authority's Housing Choice Voucher program is currently experiencing a funding shortfall. Public Housing Authorities (PHAs) are permitted to conduct interim reexaminations when a household's income changes. While our current policy limits rent increases to annual reviews, many PHAs utilize interim increases to ensure subsidy levels reflect real-time income.

JUSTIFICATION/DESCRIPTION

The absence of interim increases results in prolonged periods where the agency pays higher subsidies than necessary, particularly in cases where households experience significant income growth between annual reviews.

ECONOMIC IMPACT

Reduced subsidy overpayments: Interim increases allow the agency to adjust participants' rent contributions as soon as income rises, reducing HAP costs throughout the year.

Potential annual saving: Agencies that adopt interim increases typically see measurable reductions in HAP. A decrease in HAP spending improves financial stability.

ATTACHMENTS

RECOMMENDATION

The Executive Director/CEO recommends the approval of the interim rent increases for households that experience income increases or other changes affecting rent calculations.

Antonio McGinnis

Carmisia Woods-Danson

Antonio L. McGinnis Sr.
Executive Director/CEO

Carmisia T. Woods-Danson
Director of Assisted Housing

3/23/2026

3/23/2026

Date

Date

ACTION TAKEN: _____

“

HUNTSVILLE HOUSING AUTHORITY

**ACT ON A RESOLUTION APPROVING THE
INTERIM RENT ADJUSTMENTS FOR THE
HOUSING CHOICE VOUCHER PROGRAM**

RESOLUTION NO. 2026-07

WHEREAS, the Housing Choice Voucher Program administered by Huntsville Housing Authority is currently experiencing a funding shortfall; and

WHEREAS, the agency’s current policy limits rent increases to annual recertifications, restricting flexibility in managing subsidy obligations; and

WHEREAS, The Department of Housing and Urban Development (HUD) regulations permit interim adjustments to ensure program compliance and financial stability;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners authorizes Huntsville Housing Authority’s staff to process interim rent adjustments as needed, in accordance with HUD guidelines, and to amend the Administrative Plan to reflect this policy change.

ADOPTED THIS 23rd DAY OF March 2026

Larry Lowe, Chairman

SEAL

Attest:

Antonio McGinnis, Sr., Executive Director/CEO

HUNTSVILLE HOUSING AUTHORITY

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

Date: March 23, 2026

HHA Staff Representative: Turkessa Coleman Lacey-Deputy Executive Director

Department: Development

Board of Commissioners' Meeting (Date): March 23, 2026 at 12:00 p.m.

Board Agenda Item(s):

Act on a Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into a Contract with J5 Contracting for the Installation of Security Storm Doors at Searcy Homes.

Approved by: Antonio McGinnis / 3/23/2026
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: Larry Lowe, Chairman Date: 03/23/2026

HHA Board Committee Member: Chandra Crutcher, Vice Chairman Date: 03/23/2026

HHA Staff Member: Turkessa Coleman-Lacey Date: 03/23/2026

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 for the
Installation of Security Storm Doors at Searcy Homes.**

March 23, 2026

INTRODUCTION

Searcy Homes is located at 2500 Searcy Drive, Huntsville, Alabama, consisting of approximately 78 residential units constructed in 1971.

Due to the age of the property and ongoing maintenance needs, many of the existing storm doors have deteriorated and require replacement. To address these conditions, HHA has prepared technical specifications and a Quick Small Purchase (QSP) solicitation for the removal and replacement of existing storm doors with heavy-duty steel security storm doors designed for durability

The project will include removal and disposal of existing storm doors, furnishing and installation of approximately 160 heavy-duty steel security storm doors (36" x 80")-designed to withstand high traffic and exterior exposure.

All work will comply with, HUD Public Housing modernization requirements, HHA procurement policies, and local building codes and safety standards

PURPOSE/OBJECTIVE

To improve the overall security and appearance of the buildings at the Searcy Homes site.

JUSTIFICATION/DESCRIPTION

A Quick Small Purchase (QSP No. 2026-02) was issued on February 26, 2026 to solicit quotes from qualified vendors for the removal and replacement of exterior security storm doors at Searcy Homes. The project includes furnishing and installing approximately 160 heavy-duty steel security storm doors (36" x 80") designed to withstand exterior exposure, frequent use, and vandal-resistant conditions.

A total of four (4) quotes were received and publicly tabulated on March 17, 2026. The results are as follows:

NAME OF PROPOSER	TOTAL PROPOSED COST
J5 CONTRACTING	\$108,350.00
ALLEVON CONSTRUCTION ENTERPRISE INC	\$155,500.00
ADROIT ENTERPRISE, LLC	\$157,752.00
SIMMONS INTEGRATED SYSTEMS, LLC	\$237,984.00

Based on price and responsiveness to the solicitation requirements, **J5 Contracting** was determined to be the lowest responsive and responsible bidder in the amount of **\$108,350.00.**

ECONOMIC IMPACT

Funding for this project will be provided through available Capital Fund Program (CFP).

ALTERNATIVES

None

ATTACHMENTS

QSP No. 2026-02 Bid Tabulation – Security Storm Doors, Searcy Home.

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Executive Director/CEO/Contracting Officer to enter into a contract with J5 Contracting in the amount of \$108,350.00 for the installation of security storm doors at Searcy Homes, as the lowest responsive and responsible bidder, in accordance with HHA procurement policies and HUD requirements.

Antonio McGinnis

Turkessa Coleman-Lacey

Antonio McGinnis
Executive Director/CEO

Turkessa Coleman-Lacey
Deputy Executive Director

3/23/2026

Date

3/23/2026

Date

ACTION TAKEN: _____

**Quotation for Small Purchase
QSP NO. 2026-02
SECURITY STORM DOORS-SEARCY HOMES**

BID TABULATION

NAME OF PROPOSER	TOTAL PROPOSED COST
J5 CONTRACTING	\$108,350.00
ALLEVON CONSTRUCTION ENTERPRISE INC	\$155,500.00
ADROIT ENTERPRISE, LLC	\$157,752.00
SIMMONS INTEGRATED SYSTEMS, LLC	\$237,984.00

In accordance with HHA's evaluation process, please review the following:

Quote documents are not available for inspection by and to anyone at this time. HHA will review all quotes in detail and will notify all quoters of any quote that is, as a result of the more detailed inspection of quotes submitted, ruled to be non-responsive or not-responsible (please remember as detailed within Section 8 (d) of form HUD-5369). HHA reserves the right to, as determined by the HHA, "waive informalities and minor irregularities" in the offers received.

I hereby certify this is to be a true and correct tabulation of all quotes received for the above referenced IFB.

By: Latonya Brewton

Title: Procurement Officer

Date: March 17, 2026

HUNTSVILLE HOUSING AUTHORITY

Act on a Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into a Contract with J5 Contracting for the Installation of Security Storm Doors at Searcy Homes.

RESOLUTION NO. 2026-08

WHEREAS, many of the existing exterior storm doors at Searcy Homes are aged, damaged, or no longer functioning properly and require replacement to improve safety, security, and durability for residents; and

WHEREAS, HHA has developed technical specifications for the procurement and installation of approximately 160 steel security storm doors to replace existing doors at the development; and

WHEREAS, the procurement was conducted in accordance with HUD regulations, HHA procurement policies, and Small Purchase Procedures, and the contract is awarded to the lowest responsive and responsible vendor _____ (Vendor Name) for _____ (Amount);

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority authorizes the Executive Director/CEO/Contracting Officer to proceed with the installation of security storm doors at Searcy Homes and to execute all necessary contracts and related documents in accordance with HHA procurement policies and HUD regulations.

BE IT FURTHER RESOLVED that the Executive Director is authorized to take any additional actions necessary to carry out the intent of this resolution.

ADOPTED THIS 23rd DAY OF MARCH, 2026.

Larry Lowe, Chairman

SEAL

Attest:

Antonio McGinnis, Sr., Secretary

HUNTSVILLE HOUSING AUTHORITY

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

Date: March 16, 2026

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

Department: Financial Services

Board of Commissioners' Meeting (Date): March 23, 2026 at 12:00 p.m.

Board Agenda Item(s):

1. Presentation of Cumulative Low-Income Housing Finance Report for Period Ended January 31, 2026.

Approved by: Antonio McGinnis / 3/23/2026
 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: Larry Lowe, Chairman Date: 3/23/2026

HHA Board Committee Member: Chanda Crutcher, Vice Chairman Date: 3/23/2026

HHA Staff Member: Teresa Wade-Chase Date: 3/23/2026

**LOW INCOME HOUSING FINANCE REPORT
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Annual Budget CY 2026	Annual Budget CY 2025	Prior Year Variance Fav. (Unfav.)	Variance Percentage	
Revenue					
Tenant Rental Revenue	286,638.00	287,091.67	(453.67)	-0.16%	
Other Tenant Charges	5,750.00	5,342.94	407.06	7.62%	
Operating Subsidy	491,442.00	469,032.61	22,409.40	4.78%	
HUD PHA Operating Grant-CFP	0.00	231,680.52	(231,680.52)	-100.00%	(1)
Interest Income	654.61	2,460.22	(1,805.61)	-73.39%	
Investment Income Restricted	0.00	0.00	0.00	0.00%	
Section 8 Rental Income	1,000.00	1,000.00	0.00	0.00%	
Management Fees - Public Housing	85,242.06	85,795.59	(553.53)	-0.65%	
Bookkeeping Fees - PH & HCV	24,015.00	24,225.98	(210.98)	-0.87%	
Asset Management Fees - PH	13,290.00	13,290.00	0.00	0.00%	
Service Fee Revenue	53,013.97	52,735.97	278.00	0.53%	
Management Fees - Capital Fund	0.00	70,027.75	(70,027.75)	-100.00%	(1)
Management Fees - Section 8	22,896.00	22,710.00	186.00	0.82%	
Management Fees - 360 Properties	4,388.80	4,653.13	(264.33)	-5.68%	
Other Income	10,187.52	16,279.52	(6,092.00)	-37.42%	(2)
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%	
		0.00	0.00	0.00%	
Total Revenue	998,517.96	1,286,325.88	(287,807.92)	-22.37%	
Expenses:					
Administration:					
Administrative Salaries	148,624.79	207,652.10	59,027.31	28.43%	
Compensated Absences	0.00	3,435.67	3,435.67	100.00%	
Employee Benefits - Administrative	71,785.38	65,551.60	(6,233.78)	-9.51%	
Audit Fees	0.00	6,225.00	6,225.00	0.00%	
Management Fees	85,242.06	89,398.33	4,156.27	4.65%	
Bookkeeping Fees	9,705.00	10,910.00	1,205.00	11.04%	
Advertising and Marketing	0.00	244.55	244.55	100.00%	
Office Expense	59,094.81	57,256.73	(1,838.08)	-3.21%	
Legal	0.00	17,028.47	17,028.47	100.00%	
Training and Travel	0.00	7,535.04	7,535.04	100.00%	
Other Administrative Costs	28,933.93	6,843.26	(22,090.67)	-322.81%	(3)
Total Administration	403,385.97	472,080.75	68,694.78	14.55%	
Asset Management Fee	13,290.00	13,418.50	128.50	0.96%	
Tenant Services:					
Salaries	20,465.36	17,647.32	(2,818.04)	-15.97%	
Relocation	0.00	1,432.27	1,432.27	0.00%	
Employee Benefits - Tenant Services	10,569.07	5,478.38	(5,090.69)	-92.92%	
Other/Funding/Travel and Training	25.00	1,001.60	976.60	97.50%	
Total Tenant Services	31,059.43	25,559.58	(5,499.85)	-21.52%	(4)

**LOW INCOME HOUSING FINANCE REPORT
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Annual Budget CY 2026	Annual Budget CY 2025	Prior Year Variance Fav. (Unfav.)	Variance Percentage	
Utilities:					
Other Utilities	13,399.72	14,160.22	760.50	5.37%	
Water	36,313.20	34,053.09	(2,260.11)	-6.64%	
Electric	39,919.97	35,224.61	(4,695.36)	-13.33%	
Gas	4,291.24	3,911.38	(379.86)	-9.71%	
Sewage	50,962.92	38,356.52	(12,606.40)	-32.87%	
Total Utilities	144,887.05	125,705.82	(19,181.23)	-15.26%	(5)
Maintenance:					
Labor - Maintenance	127,120.91	158,434.62	31,313.71	19.76%	
Employee Benefits - Maintenance	59,782.13	55,204.09	(4,578.04)	-8.29%	
Materials	157,545.14	141,964.79	(15,580.35)	-10.97%	
Contract Costs	89,227.57	85,193.41	(4,034.16)	-4.74%	
Total Maintenance	433,675.75	440,796.92	7,121.17	1.62%	(6)
Protective Services:					
Protective Services Contract Costs	46,641.10	40,893.98	(5,747.12)	-14.05%	(7)
Total Protective Services	46,641.10	40,893.98	(5,747.12)	-14.05%	
General Expenses:					
Insurance	101,424.49	101,424.49	(0.00)	0.00%	
Other General Expenses	16,687.00	19,898.10	3,211.10	16.14%	
Payment In Lieu of Taxes	0.00	16,698.04	16,698.04	100.00%	
Total General Expenses	118,111.49	138,020.63	19,909.14	14.42%	
Other:					
Collection Loss (Bad Debt Expense)	0.00	12,908.76	12,908.76	100.00%	
Extraordinary Maintenance	0.00	0.00	0.00	0.00%	
Extraordinary Items	0.00	0.00	0.00	0.00%	
Casualty Loss	0.00	2,083.33	2,083.33	100.00%	
Transfer to Section 8 (COCC/BAF)	0.00	0.00	0.00	0.00%	
Inter AMP Transfer Out	0.00	16,666.67	16,666.67	100.00%	
Loss Disposition of Fixed Assets	0.00	0.00	0.00	0.00%	
Total Other	0.00	31,658.76	31,658.76	100.00%	
Total Expenses	1,191,050.79	1,288,134.93	97,084.14	7.54%	
Net Income/Loss	(192,532.83)	(1,809.05)	(190,723.78)	0.00%	
Capital Assets Addition	0.00	11,943.95	11,943.95	100.00%	
Increase/Decrease in Unrestricted Net Position	(192,532.83)	(13,753.00)	(178,779.83)	0.00%	

Huntsville Housing Authority Explanations for January 31, 2026 Financials

- (1) **HUD PHA Operating Grant and Management Fees- Capital Fund 2025** –The Capital Fund 2025 Operations and Management Funds are not available for drawdown for this reporting period. These funds will be drawn when they become available.
- (2) **Other Income-** The January 2026 Other Income consist of non-dwelling rental income of \$8,334 from Bryant Bank.
- (3) **Other Administrative Costs-**The unfavorable variance consists of the payment of \$12,500 for the Job Plus Grant Application, payment of the annual \$6,700 for 12 Huntsville City Parking Spaces for Todd Tower Residents and the payment of \$3,341 Twickenham Association Yearly Dues.
- (4) **Total Tenant Services** – The unfavorable Tenant Services variance is due to the realignment of employees and benefits not being completed in January 2026 as planned.
- (5) **Total Utilities** – The unfavorable variance in utilities is primarily explained by water and sewage cost. HHA incurred \$17,085 in repair cost for water leaks, replacing PVC, and clearing grease from block sewage lines. The cost of these repairs is expensed to the Maintenance Materials line but this activity impacts the water and sewage consumption costs.
- (6) **Total Maintenance Cost** – The favorable variance in maintenance salaries is offset by unfavorable variance for employee benefits, materials, and contract costs. The highest unfavorable variance in materials is explained by roof repairs and leaks for Butler Terrace, Northwoods, and LR Patton.
- (7) **Total Protective Services** – The January 2026 actual hours are greater than the 1/12 proration of the total budget for this reporting period. The cost in this line will vary from month to month based on the hours incurred for security services for Todd Towers and Johnson Towers.

The decrease in the Unrestricted Net Position of \$192,532 is explained by the Capital Fund 2025 income not being accessible to draw in the budget amount of \$164,659. Overall, total expenses were under budget of \$97,084.