

Huntsville Housing Authority  
2026-2030 Five Year Action Plan DRAFT

**Change Summary: 2025-2030**

2025

- REMOVE Searcy Homes Modernization and Redevelopment (\$2,293,777.45)
- REMOVE CFFP Debt Service (\$605,105.94)
- ADD Stone Manor Roofs (-\$422,846.58)
- ADD Energy Audit (-\$198,000.00)
- ADD Northwoods HVACs (-\$1,152,000)
- ADD Todd Elevator Repair (-\$123,860.00)
- ADD Johnson Towers Boiler Repair (-\$375,000.00)
- ADD Stone Manor HVACs (-\$350,000.00)
- ADD Stone Manor Carpet (-\$277,176.81)

2026

- REMOVE CFFP Debt Service (\$605,105.94)
- ADD Stone Manor Plumbing (-\$605,105.94)

2027

- REMOVE CFFP Debt Service (\$605,105.94)
- ADD Multiple Sites Radon Mitigation (-\$605,105.94)

2028

- REMOVE CFFP Debt Service (\$605,105.94)
- ADD Northwoods Bathroom Modernization (-\$605,105.94)

2029

- ADD Todd Bathroom Modernization (\$750,000.00)
- ADD Todd Exhaust Fans (\$100,000.00)
- ADD Todd Exterior Repair (\$400,000.00)
- ADD Todd Trash Compactor and Trash Chutes (\$200,000.00)
- ADD LR Patton Interior Doors (\$800,000.00)
- ADD Stone Manor Windows (\$655,012.90)
- ADD Northwoods Repaving (\$200,000.00)

2030

- ADD Northwoods Windows (\$750,000.00)
- ADD Scattered Sites Plumbing Repair (\$800,000.00)
- ADD Lincoln Park Electrical System Modernization (\$1,125,000.00)
- ADD Scattered Sites Kitchen Appliances (\$756,517.60)

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**Drafted Activities: 2026-2030**

Year	Title	Description	BLI	Planned Amount
2026	Operations	Transfer up to 25% of the FY 2022 Capital Fund grant to Operations in accordance with Section 9(d) of the U.S. Housing Act of 1937, the FY 2022 Appropriations Act, and HUD Capital Fund Processing Guidance. Funds will be used for eligible public housing operating expenses to maintain safe, decent, and sanitary housing and support ongoing property operations.	1406	\$1,398,450.00
2026	Management Improvements	Provide staff training and system improvements to strengthen Public Housing Authority operations and administrative procedures. Activities will support enhancements to management practices, financial management, accounting systems, and internal controls to ensure compliance with HUD regulations and Capital Fund Program requirements and to improve overall operational efficiency.	1408	\$30,000.00

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2026	Administration	Fund eligible administrative salary costs necessary for the planning, implementation, and oversight of the Capital Fund Program. Activities include procurement, contract administration, construction oversight, financial reporting, environmental compliance, and grant management functions in accordance with HUD Capital Fund requirements and applicable federal regulations.	1410	\$559,380.00
2026	Fees and Costs	Provide for eligible contract administration costs under the Capital Fund Program, including independent audit services of CFP activities and related legal and professional fees associated with development, procurement, contract administration, and litigation connected to Capital Fund projects. All costs will be incurred in accordance with HUD Capital Fund requirements and applicable federal regulations.	1480	\$175,000.00

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2026	Development	Fund eligible development-related soft costs and contingency under the Capital Fund Program. Activities include architectural and engineering services, legal services, environmental reviews, pre-development planning, preparation of tax credit applications, physical needs assessments, and related professional services. Funds may also cover eligible relocation and contract administration costs associated with development activities. All expenditures will be in accordance with HUD Capital Fund requirements and applicable federal regulations.	1480	\$100,000.00
2026	Johnson Towers Demolition Project	Perform demolition of approximately 120 dwelling units and associated site infrastructure at Johnson Towers. Work includes required environmental evaluations and risk assessments for lead-based paint, asbestos, mold, pest infestation, and radon; implementation of hazard control/abatement measures as necessary; clearance examinations/testing; and compliance with all applicable federal, state, and local environmental and demolition requirements. Demolition activities will include removal and disposal of building structures and related site components, with proper	1480	\$400,000.00

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		handling of hazardous materials in accordance with HUD regulations, EPA requirements, and OSHA standards to protect resident health and safety and prepare the site for future redevelopment.		
2026	Butler Terrace Demolition Project	Provide relocation assistance for approximately 118 households impacted by demolition activities at Butler Terrace. Funds will cover eligible relocation costs associated with protecting residents from potential exposure to housing-related hazards, including lead-based paint, mold, radon, and other environmental conditions identified through required evaluations and risk assessments. Relocation activities will be conducted in accordance with HUD requirements, the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), and applicable federal regulations. Costs may include moving expenses, temporary housing assistance, advisory services, and other eligible relocation-related expenses necessary due to demolition of the development.	1480	\$900,000.00

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	<p>Johnson Towers          2026 Relocation Project</p>	<p>Provide temporary and/or permanent resident relocation assistance for approximately 116 households impacted by demolition activities at Johnson Towers. Funds will cover eligible relocation-related costs necessary to protect residents from potential exposure to housing-related hazards, including asbestos, lead-based paint, and radon, in accordance with HUD relocation requirements, the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), and applicable federal regulations.</p>	<p>1480</p>	<p>\$50,000.00</p>
	<p>Butler Terrace Relocation          2026 Project</p>	<p>Demolish approximately 119 dwelling units, one non-dwelling structure, and associated site infrastructure at Butler Terrace. Demolition planning/execution, removal/disposal of structures and debris, restoration/stabilization of the site.          Activities will also include required environmental evaluations, risk assessments for lead-based paint, asbestos, mold, pest infestation, and radon; implementation of hazard control/abatement measures as necessary; and required clearance examinations/testing in accordance with HUD regulations, EPA requirements, and OSHA standards.</p>	<p>1480</p>	<p>\$100,000.00</p>

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		Demolition/environmental activities will be performed in compliance with applicable federal, state, and local laws to protect resident health and safety and prepare the site for redevelopment.		
2026	Brookside Roof Replacement Project	<p>Replace roofing systems at approximately 36 buildings at Brookside serving 71 units due to age and deterioration. Work includes removal and disposal of existing roofing materials and installation of new roofing systems in accordance with applicable building codes and manufacturer specifications to prevent water intrusion and extend roof life.</p> <p>Project also includes related interior repairs resulting from roof leaks, including plaster/drywall repairs, interior painting, caulking/sealing, and replacement/repair of affected lighting or finishes as necessary. All work will be completed in accordance with HUD Capital Fund requirements.</p>	1480	\$400,000.00
2026	Stone Manor Security System Project	<p>Stone Manor Security System Project:</p> <p>Replace the operation and functionality of the security camera system throughout the Stone Manor development; 49 units:</p> <p>(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)</p>	1480	\$200,000.00

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2026	Stone Manor Security Door Project	<p>Replace exterior security doors at approximately 49 dwelling units in the Stone Manor development to improve safety, energy efficiency, and building integrity. Work includes removal and disposal of existing exterior doors and installation of new security doors with frames, thresholds, weatherstripping, locks, and associated hardware as required. Project also includes related exterior paint and caulking to ensure proper sealing and finish restoration. All work will be completed in accordance with applicable building codes and HUD Capital Fund requirements.</p>	1480	\$100,000.00
2026	Stone Manor Bath and Kitchen Project	<p>Comprehensive bathroom/kitchen modernization; 49 dwelling units. Bathroom-replacement of counters, sinks, flooring, commodes, tubs, showers, and surrounds, as well as painting of bathroom walls and ceilings. Kitchen-replacement of kitchen cabinets, sinks, faucets, flooring; painting kitchen walls and ceilings; plumbing modifications as necessary, replacement of interior doors, non-routine interior painting, removal and disposal of existing materials, surface preparation, and finish restoration. All activities will be completed in accordance with applicable building codes and HUD Capital</p>	1480	\$124,859.00

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		Fund requirements to improve unit functionality, durability, and resident health and safety.		
2026	Brookside Sewer Line Replacement Project	Replace deteriorated sewer laterals serving approximately 71 units at Brookside from the dwelling unit connection points to the sewer mains. Work includes excavation, removal and disposal of existing clay and/or tar paper piping, installation of new PVC piping (4-inch Schedule 40) and fittings, reconnection to the sewer mains, testing, backfill, and site surface restoration. All work will be completed in accordance with applicable local, state, and federal plumbing and utility codes and HUD Capital Fund requirements to improve system reliability and prevent sewer backups and service disruptions.	1480	\$451,003.06
2026	Stone Manor Plumbing Project	Design, engineer, and repair, replace, and modernize residential plumbing system.	1480	\$605,105.94
2027	Operations	Transfer up to 25% of the FY 2020 Capital Fund grant to Operations in accordance with Section 9(d) of the U.S. Housing Act of 1937, the FY 2020 Appropriations Act, and HUD Capital Fund Processing Guidance. Funds will be used for eligible public housing operating expenses to maintain safe, decent, and sanitary housing and support ongoing property operations.	1406	\$1,398,450.00

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2027	Management Improvements	Funding in the amount of \$30,000.00 will be utilized for staff training in PHA operations and procedures and for enhancements to the PHA's management, financial, and accounting control systems. These activities will strengthen internal controls, improve administrative efficiency, and ensure compliance with HUD regulations and Capital Fund Program requirements.	1408	\$30,000.00
2027	Administration	Fund eligible development-related administrative activities under the Capital Fund Program, including architectural and engineering services, legal services, environmental reviews, physical needs assessments, and other pre-development costs associated with planning and preparation of tax credit applications. Activities will support future modernization, redevelopment, and new construction initiatives in accordance with HUD Capital Fund requirements and applicable federal regulations.	1410	\$559,380.00

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2027	Fees and Costs	Provide for eligible contract administration costs under the Capital Fund Program, including independent audit services of CFP activities and related legal and professional fees associated with development, procurement, contract administration, and litigation connected to Capital Fund projects. All costs will be incurred in accordance with HUD Capital Fund requirements and applicable federal regulations.	1480	\$75,000.00
2027	Development	Development related activities--architects, engineers, attorneys, environmental reviews, pre-development costs for planning tax credit application, physical needs assessment	1480	\$100,000.00
2027	Scattered Site-Windtrace/Cotton Row Bathroom-Kitchen & HVAC Project	Modernize 24 units at Windtrace/Cotton Row, including bathroom, kitchen, and HVAC upgrades. Bathroom work includes replacement of counters, sinks, flooring (non-cyclical), commodes, tubs/showers/surrounds, plumbing, and painting of walls/ceilings. Kitchen work includes new cabinets, sinks/faucets, appliances, flooring (non-routine), and interior painting. Project also includes replacement of HVAC systems, heating and cooling equipment, associated mechanical components, piping, and electrical	1480	\$250,000.00

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		connections. Work includes removal of existing materials, installation of new fixtures/equipment, testing, and finish restoration in accordance with HUD Capital Fund requirements and applicable codes.		
2027	Scattered Site (Stepping Stones) Bathroom-Kitchen & HVAC Project	Modernize 6 units at Stepping Stones, including bathroom, kitchen, and HVAC upgrades. Bathroom work includes replacement of counters, sinks, flooring (non-cyclical), commodes, tubs/showers/surrounds, plumbing, and painting of walls/ceilings. Kitchen work includes new cabinets, sinks/faucets, appliances, flooring (non-routine), and interior painting. Project also includes replacement of HVAC systems, heating and cooling equipment, associated piping, and electrical connections in accordance with HUD Capital Fund requirements and applicable codes.	1480	\$182,500.00

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2027	Legacy Hills (360 Properties) Bathroom-Kitchen & HVAC Project	<p>Modernize 40 units at Legacy Hills, including bathroom and kitchen renovations and HVAC replacement. Work includes replacement of bathroom fixtures, flooring (non-cyclical), tubs/showers, plumbing, interior doors, and painting. Kitchen improvements include cabinets, sinks/faucets, appliances, flooring (non-routine), and painting. HVAC systems, heating/cooling equipment, and related electrical/mechanical components will be replaced. Limited exterior improvements include doors, lighting, paint, and caulking as needed. Work performed in accordance with HUD Capital Fund requirements.</p>	1480	\$700,000.00
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2027	Chestnut Glen (360 Properties) Bathroom-Kitchen & HVAC Project	Modernize units at Chestnut Glen (360 Properties) through bathroom, kitchen, and HVAC improvements. Bathroom work includes replacement of counters/sinks, non-cyclical flooring, commodes, tubs/showers/surrounds, plumbing repairs, and painting of walls/ceilings. Kitchen work includes replacement of cabinets, sinks/faucets, appliances, flooring (non-routine), and interior painting. Project also includes replacement of HVAC systems, heating/cooling equipment, hot water heaters, and associated mechanical piping and electrical connections. Exterior improvements may include replacement of exterior doors, lighting, and exterior paint/caulking as needed. All work will be performed in accordance with HUD Capital Fund requirements and applicable codes.	1480	\$700,000.00
2027	Authority Wide Radon Mitigation Project	Install radon mitigation equipment including inline fans, PVC extraction pipes that vent above the roofline, foundation sealing, and wall-mounted pressure monitors at sites identified for radon mitigation.	1480	\$605,105.94

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2027	Todd Towers Roof Replacement/Kitchen & Bathroom Project	<p>Perform roof replacement and comprehensive kitchen and bathroom modernization at Todd Towers (100 units). Exterior work includes replacement of roofing systems, shingles, gutters, downspouts, and soffits to prevent water intrusion and extend building life. Interior improvements include replacement of bathroom counters/sinks, non-cyclical flooring, commodes, tubs/showers/surrounds, kitchen cabinets, sinks/faucets, non-routine flooring, interior doors, mechanical and electrical components as needed, and painting of bathroom and kitchen walls and ceilings. Work includes removal of existing materials, installation of new fixtures and finishes, and related restoration in accordance with HUD Capital Fund requirements and applicable building codes.</p>	1480	\$993,362.06
2028	Operations	<p>Transfer up to 25% of the FY 2022 Capital Fund grant to Operations in accordance with Section 9(d) of the U.S. Housing Act of 1937, the FY 2022 Appropriations Act, and HUD Capital Fund Processing Guidance. Funds will be used for eligible public housing operating expenses to maintain safe, decent, and sanitary housing and support ongoing property operations.</p>	1406	\$1,398,450.00

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2028	Management Improvements	Provide staff training and system improvements to strengthen Public Housing Authority operations and administrative procedures. Activities will support enhancements to management practices, financial management, accounting systems, and internal controls to ensure compliance with HUD regulations and Capital Fund Program requirements and to improve overall operational efficiency.	1408	\$30,000.00
2028	Administration	Fund eligible administrative salary costs necessary for the planning, implementation, and oversight of the Capital Fund Program. Activities include procurement, contract administration, construction oversight, financial reporting, environmental compliance, and grant management functions in accordance with HUD Capital Fund requirements and applicable federal regulations	1410	\$559,380.00
2028	Fees and Costs	Provide for eligible contract administration costs under the Capital Fund Program, including independent audit services of CFP activities and related legal and professional fees associated with development, procurement, contract administration, and litigation connected to Capital Fund projects. All costs will be incurred in accordance with HUD Capital Fund requirements	1480	\$75,000.00

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		and applicable federal regulations.		
2028	Development	Fund eligible development-related soft costs and contingency under the Capital Fund Program. Activities include architectural and engineering services, legal services, environmental reviews, pre-development planning, preparation of tax credit applications, physical needs assessments, and related professional services. Funds may also cover eligible relocation and contract administration costs associated with development activities. All expenditures will be in accordance with HUD Capital Fund requirements and applicable federal regulations.	1480	\$100,000.00

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	<p>Lincoln Park          Modernization &amp;          Redevelopment Project</p>	<p>Undertake comprehensive modernization and redevelopment of 78 dwelling structures and 1 non-dwelling building (194 units) at Lincoln Park. Exterior work includes repair/replacement of roofs, balconies, porches, railings, columns, doors, lighting, windows, siding, soffits, foundations, storm drainage, seal coat, paint/caulking, signage, landscaping, and playground equipment. Interior upgrades include heating systems, hot water heaters, fire alarm/smoke detection, electrical and plumbing systems, appliances, bathroom fixtures and flooring (non-cyclical), tubs/showers, kitchen cabinets, sinks/faucets, interior doors, and non-routine interior painting. Work performed in accordance with HUD Capital Fund requirements and applicable codes.</p>	<p>1480</p>	<p>\$2,825,862.06</p>
<p>2028</p>	<p>Northwoods Bathroom          Modernization</p>	<p>Bathroom-replacement of counters, sinks, flooring, commodes, tubs, showers, and surrounds, as well as painting of bathroom walls and ceilings at Northwoods property (including Northwoods Addition).</p>	<p>1480</p>	<p>\$605,105.94</p>

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2029	Operations	Transfer up to 25% of the FY 2022 Capital Fund grant to Operations in accordance with Section 9(d) of the U.S. Housing Act of 1937, the FY 2022 Appropriations Act, and HUD Capital Fund Processing Guidance. Funds will be used for eligible public housing operating expenses to maintain safe, decent, and sanitary housing and support ongoing property operations.	1406	\$1,398,450.00
2029	Management Improvements	Provide staff training and system improvements to strengthen Public Housing Authority operations and administrative procedures. Activities will support enhancements to management practices, financial management, accounting systems, and internal controls to ensure compliance with HUD regulations and Capital Fund Program requirements and to improve overall operational efficiency.	1408	\$30,000.00
2029	Administration	Fund eligible administrative salary costs necessary for the planning, implementation, and oversight of the Capital Fund Program. Activities include procurement, contract administration, construction oversight, financial reporting, environmental compliance, and grant management functions in accordance with HUD Capital Fund requirements and applicable federal regulations	1410	\$559,380.00

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2029	Todd Towers Bathroom Modernization	Bathroom-replacement of counters, sinks, flooring, commodes, tubs, showers, and surrounds, as well as painting of bathroom walls and ceilings at Todd Towers.	1480	\$750,000.00
2029	Todd Exhaust Fans	Replacement of interior dwelling exhaust fans to prevent issues with moisture and mold in the unit.	1480	\$100,000.00
2029	Todd Trash Compactor and Trash Chutes	Remove and replace trash chutes and trash compactor with new materials and layout for easier disposal of trash by residents.	1480	\$200,000.00
2029	LR Patton Exterior Doors	Replace exterior doors and locks for security and safety of residents.	1480	\$800,000.00
2029	Stone Manor Windows	Remove and replace resident unit windows.	1480	\$655,012.90
2029	Northwoods Repaving	Repave property alleys where potholes present road hazards for residents, guests, staff, and other drivers.	1480	\$200,000.00
2030	Operations	Transfer up to 25% of the FY 2022 Capital Fund grant to Operations in accordance with Section 9(d) of the U.S. Housing Act of 1937, the FY 2022 Appropriations Act, and HUD Capital Fund Processing Guidance. Funds will be used for eligible public housing operating expenses to maintain safe, decent, and sanitary housing and support ongoing property operations.	1406	\$1,398,450.00

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2030	Management Improvements	Provide staff training and system improvements to strengthen Public Housing Authority operations and administrative procedures. Activities will support enhancements to management practices, financial management, accounting systems, and internal controls to ensure compliance with HUD regulations and Capital Fund Program requirements and to improve overall operational efficiency.	1408	\$30,000.00
2030	Administration	Fund eligible administrative salary costs necessary for the planning, implementation, and oversight of the Capital Fund Program. Activities include procurement, contract administration, construction oversight, financial reporting, environmental compliance, and grant management functions in accordance with HUD Capital Fund requirements and applicable federal regulations	1410	\$559,380.00
2030	Northwoods Windows	Remove and replace resident unit windows.	1480	\$750,000.00
2030	Scattered Sites Plumbing Repair	Design, engineer, and repair, replace, and modernize residential plumbing system for all scattered sites units.	1480	\$800,000.00
2030	Lincoln Park Electrical System Modernization	Panel upgrades, heavy wiring, transformer replacement, retrofitting to modernize electric utility system for residents.	1480	\$1,125,000.00
2030	Scattered Sites Kitchen Appliances	Replacement burners, stoves, refrigerators, microwaves, and	1480	\$756,517.60

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