

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>The Montgomery Housing Authority (MHA) Public Housing will make the following revisions to the PHA Plan Elements:</p> <ol style="list-style-type: none"> 1. Submit a Designation Plan for AL006000009 "The Terrace" to be changed from Mixed to Elderly Only. 2. Change the process for applying for housing assistance to online web-based application. Paper applications will still accepted for those in need of reasonable accommodation requests only. 3. Correspondence with applicants will be electronic through email only, unless a reasonable accommodation is needed 4. Financial Resources declined approximately \$2,200,000 due primarily to obligating \$1,505,991 replacement housing funds to the Columbus Square mixed finance development and using \$671,249 in escrow funds to complete The Plaza at Centennial Hill Phase II mixed finance development. <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>If subject to deconcentration requirements, MHA or Mixed-Finance Owner will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve MHA or Mixed-Finance Owner's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <ol style="list-style-type: none"> 1. The Montgomery Housing Authority will submit a Designation Plan to change the designation for AMP006000009 The Terrace from Mixed to Elderly.

	<p>2. MHA will be submitting a demolition application to demolish eleven (11) dwelling buildings and one (1) non-dwelling maintenance building, as well as any other building identified in an upcoming assessment conducted by a licensed structural engineer, in the Smiley Court development.</p> <p>3. MHA will be submitting a demolition application to demolish an outdated administration building and community center in the Parks Place (formally known as Cleveland Court) Development.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>CIVIL RIGHTS CERTIFICATION (Please see attachment a1006a01)</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>RECENT FISCAL YEAR AUDIT FINDINGS (Please see attachment a1006b01)</p>
B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>PROGRESS REPORT (Please see attachment a1006c01 for Annual & 5-Year Plan)</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>RESIDENT ADVISORY BOARD (RAB) COMMENTS (Please see attachment a1006d01 for Annual & 5-Year Plan)</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>CERTIFICATION BY STATE OR LOCAL OFFICIALS (Please see attachment a1006e01 for Annual & 5-Year Plan)</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>MHA has prepared and submitted a HUD-approved 5 Year Action Plan (HUD-50075.2) on January 4, 2016. The action plan was approved by HUD on March 7, 2016.</p>

The Montgomery Housing Authority's 5-Year Plan FYB 04/01/2017 al006v01	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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A. PHA Information.

A.1 PHA Name: Montgomery Housing Authority **PHA Code:** AL006

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2017

PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The Montgomery Housing Authority (MHA) Annual Plan is provided for public view on our website www.mhatoday.org and at the following locations:

AMP NUMBER	PROPERTY NAME	PROPERTY ADDRESS
Main Office	MHA Central Office	525 S. Lawrence Street, Montgomery, AL 36104
AL006000002	Parks Place	1026 Rosa Parks Avenue Montgomery, AL 36108
AL006000004	Paterson Court	609 Winnie Street Montgomery, AL 36104
AL006000006	Gibbs Village East	1701 Tenninal Road Montgomery, AL 36108
AL006000007	Gibbs Village West	2025 Terminal Road Montgomery, AL 36108
AL006000008	Smiley Court	4103 Marlyn Street Montgomery, AL 36108
AL006000009	The Terrace	1301 Adams Avenue Montgomery, AL 36104
AL006000012	The Plaza at Centennial Hill I	515 Percy Drive Montgomery, AL 36104
AL006000013	The Plaza at Centennial Hill II	515 Percy Drive Montgomery, AL 36104

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the MHA's jurisdiction for the next five years.</p> <p>The mission of the Montgomery Housing Authority (MHA) is to create affordable, sustainable housing while improving the quality of life for families and encouraging independence.</p> <p>In order to achieve this mission, the MHA will:</p> <p>1. Neighborhood Transformation</p> <p>Maintain, develop and increase quality affordable housing through rehabilitation, redevelopment and acquisition, in partnership with private developers, financial institutions and governmental agencies. Outcomes: (a) complete construction of Phase I of Columbus Square; finalize plans for Phase II and secure financial resources; (b) remaster and finalize plan for Phase III of The Plaza at Centennial Hill; incorporate the former Lister Hill clinic and adjacent parcels; (c) create community space for the residents at Parks Place to include a management office and community resource center as well as a mini interpretative center; (d) reposition Paterson and Smiley Courts through acquisition/rehabilitation; new development using LIHTC (and any proceeds) RAD, where appropriate, and (e) implement the plan for offsite lease/purchase through developing new infill housing.</p> <p>2. Create Administrative Efficiency while Enhancing the Customer Experience</p> <p>Streamline business processing to maximize efficiency in the workforce and improve interaction with customers. Outcomes: (a) reduce paper and package usage by creating electronic files and transmitting information electronically including Board packets; (b) provide various electronic means by which residents/participants can place service requests, receive official letters/documents and pay rent/other charges; (c) implement remote re-certifications; (d) link telephone system with software (telephone number will link to a record that will automatically display on the computer screens).</p> <p>3. Promote Fair Housing and Deconcentration</p> <p>Ensure that the MHA's portfolio is in compliance with prevailing laws and encourage mobility through housing programs and redevelopment activities. Outcomes: (a) propose a city ordinance requiring new multi-family developers to earmark a percentage of dwellings for low-income families—inclusionary zoning; (b) land bank future development sites in non-impacted census track areas; (c) increase the number of underrepresented families in both the Housing Choice Voucher and Public Housing programs.</p> <p>4. Economic Self-Sufficiency Opportunities</p> <p>Create economic independence opportunities, through workforce development training and education learning opportunities that will mirror the skill-set that is needed for local industries; bridge residents/participants to technical schools or other higher learning institutions. Outcomes: (a) placements to employers who rely on local workforce; (b) increase the number of families participating in the Housing Choice Voucher home ownership program; (c) increase the number of MHA residents participating in section 3 for MHA sponsored construction activities; (d) establish relationship with banks who will offer incentivized savings programs and mortgage loans.</p> <p>5. Expand and Improve Affordable Housing</p> <p>Create and take advantage of opportunities to leverage resources to build, acquire/renovate, and rehabilitate new affordable housing. Outcomes: (a) reposition Paterson and Smiley Courts using proceeds from sale; low income housing tax credits and capital/operating reserves; (b) utilize HCV vouchers (received as a result of demolition activities) for PBV activities.</p> <p>6. Anchor the Message – Communities of Choice</p> <p>Develop vehicles that provide the public with information on existing, ongoing and upcoming initiatives. Outcomes: (a) update website with real time interactive icons; (b) utilize Facebook and twitter to communicate initiatives or feature stories; (c) participate in local apartment associations and neighborhood association meetings.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>SECTION I: B.2 GOALS AND OBJECTIVES (Please see attachment al006f01)</p>

B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>PROGRESS REPORT (Please see attachment al006c01 Annual & 5-Year Plan)</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>MHA will continue to comply with all requirements of HUD's VAWA and its amendments. Public Housing residents are briefed on the VAWA Policy and Lease Addendum at the time of lease-up. MHA will refer Public Housing residents impacted by VAWA to the local Sunshine Center for counseling assistance and will seek additional community partnerships to provide services to the families affected by domestic violence.</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>DEFINITION OF "SIGNIFICANT AMENDMENT OR MODIFICATION" MHA defines "significant amendment or modification" as discretionary changes in its plans or policies which fundamentally alter the mission, goals or objectives of the Agency and which require formal approval by the Board of Commissioners. Examples would include:</p> <ul style="list-style-type: none"> • Demolition or Disposition • Designation changes • Homeownership • Conversions • Capital Fund Financing • Development • Mixed Finance Proposal • Addition of Major Work Categories <p>Changes made to the Plan, or any component thereof, that do not relate to the above-mentioned issues will not be considered "substantial" or "significant" and will not require public notice or comment.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>RESIDENT ADVISORY BOARD (RAB) COMMENTS (Please see attachment al006d01 Annual & 5-Year Plan)</p>
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