



Attachment: al1006v01

FYB 2022 PHA Annual and 5-Year Plan

B. Annual Plan Elements**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- ☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs
- ☒ ☐ De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- ☒ ☐ Financial Resources.
- ☐ ☒ Rent Determination.
- ☒ ☐ Operation and Management.
- ☐ ☒ Grievance Procedures.
- ☐ ☒ Homeownership Programs.
- ☒ ☐ Community Service and Self-Sufficiency Programs.
- ☐ ☒ Safety and Crime Prevention.
- ☐ ☒ Pet Policy.
- ☐ ☒ Asset Management.
- ☐ ☒ Substantial Deviation.
- ☒ ☐ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

1. Statement of Housing Needs and Strategy for Addressing Housing Needs

MHA used information available through the U.S. Census, Comprehensive Housing Affordability Strategy (CHAS), the American Community Survey 5-Year Estimates, and other data available to the MHA, to complete the matrix below. MHA serves households with an income less than or equal to 80 percent of the Area Median Income (AMI) of the City of Montgomery. In the City, 11,010 households have an income less than or equal to 30 percent AMI. The need is further established by the number of households on the MHA combined waiting lists for Public Housing, HCV and Project-Based assistance, 9,041.

Housing Needs of Families in the Jurisdiction by Family type

Income Level	Number of Households
Household Income <=30% of AMI	11,010
Household Income >30 to <=50% AMI	7,544
Household Income >50% but <80% of AMI	5,720

Source: U.S. Census data: The Comprehensive Housing Affordability Strategy ("CHAS") dataset

Population	226,450
Households	89,527

Source: 2019 Census data

Median HH Income	\$50,124
Mean HH Income	\$65,986
Poverty Rate – Family	21.94%
Poverty Rate – Individual	15.8
Vacancy Overall	8.08%
Vacancy Homeowner	(X)
Vacancy Renter	(X)
Median Home Value	\$129,800
Median Rent	\$884

MHA's Combined Waiting Lists data indicates that the greatest housing need in the City of Montgomery, AL, is among extremely low-income families with children. Of the combined 9041 households on the waiting list, 8,539 are extremely low income and 4,908 are households with children that lack adequate housing. MHA plans to address this need strategically through our redevelopment efforts. Partnering with the City of Montgomery and the State of Alabama Housing Finance Agency, MHA will strive to leverage private equity funding, to undertake the construction of housing that includes two and three-bedroom units that are affordable to extremely low-income households with children. These mixed income communities will be marketed through traditional publications, as well as through supportive services partnerships. Through these efforts, MHA will increase the number of affordable housing units throughout the Montgomery market, and present mixed finance developments as viable options for extremely low-income families seeking housing.

Housing Needs of Families on the Combined Waiting Lists

	Public Housing # of Families	HCV # of Families	Public Housing % of total Families	HCV % of total Families	PBV # Families	PBV % of total Families	Total HCV Families
Waiting List Total	2729	3569	30%	39%	2743	30%	3569
Extremely low income							
(<=30% AMI)	2508	3495	92%	98%	2536	28%	
Very low income							
(>30% but <=50% AMI)	26	5	1.4%	15%	22	0	
Low income							
(>50% but <80% AMI)	6	6	3%	2%	5	0	
Families with children	1340	1930	49.1%	54.1%	1638	59.7%	
Elderly families	91	193	3.3%	5.4%	52	1.9%	
Families with Disabilities	438	652	16.1%	18.3%	438	16.0%	
Race/ethnicity (White)	240	154	8.8%	4.3%	223	8.1%	
Race/ethnicity (Black)	2505	3437	91.8%	96.3%	2526	92.1%	
Race/ethnicity (Asian/Other)	75	94	2.8%	2.6%	37	1.4%	
Race/ethnicity (Hispanic)	70	92	2.6%	2.6%	56	2%	

2. Financial Resources

The table below lists the Montgomery Housing Authority's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the Authority, as well as tenant rents and other income available to support Public Housing (PH) and Housing Choice Voucher (HCV) in Fiscal Year beginning 4/01/2021. The 2021 and earlier Capital Fund amounts are the unobligated amounts as of 8/31/2021.

HUD has not determined the 2022 funding levels. Values below are based on 2021 projected actual and are a reasonable estimate for 2022.

Funding Source	Amount	Use
<u>Federal Grants:</u>		
Public Housing Operating Subsidy (95% HUD proration)	\$ 5,271,510	PH Operations
Public Housing Capital Fund Program-2022 (estimate)	\$3,890,112	PH Capital Improvement
Section 8 Housing Choice Voucher Tenant Based Assistance HAP (99% HUD proration)	\$20,442,676	HCV - HAP
Section 8 Emergency Housing Voucher	\$707,880	EHV-HAP
Section 8 Housing Choice Voucher Tenant Based Assistance Admin Fee (88% HUD proration)	\$1,680,402	HCV - Administration
Section 8 Emergency Housing Voucher Admin Fee	\$81,780	EHV- Administration
ROSS Grants	\$ 267,722	HCV/PH FSS Coordinator
<u>Prior Year Federal Grants (Unobligated Funds Only):</u>		
Public Housing Capital Fund Program-2019	\$ 2,207,564	PH Capital Improvement
Public Housing Capital Fund Program-2020	\$ 2,856,304	PH Capital Improvement
Public Housing Capital Fund Program-2021	\$3,890,112	PH Capital Improvement
Public Housing Capital Fund Program-CNI	\$184,739	PH Capital Improvement
Public Housing Capital Fund Program-Security Grant	\$210,860	PH Capital Improvement
<u>Other Sources:</u>		
Public Housing Dwelling Rental Income	\$ 1,588,132	PH Operations
Public Housing Other Tenant Charges & Misc. Income	\$ 74,000	PH Operations
Total	\$ 43,353,843	

3. Operations and Management

MHA has in the past year or intends in the upcoming year to revise the following items contained with its Housing Choice Voucher Administrative Plan as noted below:

Section 11-2 MHA plans to implement online recertifications.

4. Community Service and Self-Sufficiency Programs

MHA offers the Family Self-Sufficiency Program (FSS) to public housing and housing choice voucher participants, and the Resident Opportunities for Self-Sufficiency Program (ROSS, available to all public housing residents. Both programs assist participating families with establishing and achieving goals that lead to economic independence and housing self-sufficiency. This is done through one-on-one case management and referrals to community service providers.

5. Significant Amendment/Modification

MHA defines "significant amendment or modification" as changes to its plans or policies which fundamentally alter the mission, goals or objectives of the Agency including; changes to the rent or admissions policies or organization of the waiting lists; additions of non-emergency work items or changes in use of replacement reserve funds under the Capital Fund; additions of new activities not included in the current Plan; and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Substantial deviation/modification shall include any change in the planned or actual use of federal funds for activities that would prohibit or redirect MHA's mission to create affordable, sustainable housing while improving the quality of life for families and encouraging independence; and any single or cumulative annual change in the planned or actual use of federal funds as identified in the 5-Year Plan that exceeds 20% of MHA's annual program budgets for HCV (Section 8), Public Housing or Development activities. Examples include: the need to respond immediately to Acts of God or unforeseeable significant events beyond the control of the Housing Authority. Also included are mandates from local government officials, and/or the governing board of the Housing Authority, to modify, revise, or delete the long-range goals and objectives of the program.

Any revision to MHA plans and/or policies adopted or implemented, as the result of a Presidential Order, Congressional appropriation or legislation, HUD revision to any program regulation governing our programs or funding streams, or editorial changes such as additional detailed language provided for clarification of activities will not be considered a significant amendment or modification to the 5-Year Plan.

In addition, in preparation for the newly contemplated Rental Assistance Demonstration (RAD), MHA is excluding from the PHA Plan the following RAD-specific items

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced because of any approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for any approved RAD conversion; and
- d. Changes to the financing structure for any approved RAD conversion.

Changes made to the Plan, or any component thereof, that do not relate to the above-mentioned definition will not be considered "substantial" or "significant" and will not require public notice or comment.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

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.

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- ☒ ☐ Hope VI or Choice Neighborhoods.
☒ ☐ Mixed Finance Modernization or Development.
☒ ☐ Demolition and/or Disposition.
☐ ☒ Designated Housing for Elderly and/or Disabled Families.
☐ ☒ Conversion of Public Housing to Tenant-Based Assistance.
☒ ☐ Conversion of Public Housing to Project-Based Assistance under RAD.
☐ ☒ Occupancy by Over-Income Families.
☐ ☒ Occupancy by Police Officers.
☐ ☒ Non-Smoking Policies.
☒ ☐ Project-Based Vouchers.
☐ ☒ Units with Approved Vacancies for Modernization.
☒ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

1. Hope VI or Choice Neighborhoods

MHA intends to explore all potential grant opportunities in the upcoming year for Choice Neighborhood Planning and Implement grants, as well as Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) funding and public and private funding sources as appropriate. Currently, the MHA is a CNI planning grant awardee and will, as part of the ongoing CNI effort, engage community stakeholders in the upcoming year to formulate a comprehensive re-development

strategy for Patterson Court. If determined feasible, MHA may seek to apply for CNI for the Gibbs Village AMPs in order to transform those sites.

2. **Mixed Finance Modernization or Development**

MHA's Modernization efforts will be focused on implementing a comprehensive site and dwelling maintenance improvement plan for all outstanding capital needs and ongoing maintenance concerns.

As it relates to development, MHA will partner with other non-profit and for-profit developers as appropriate to develop strategies and increase the number of affordable units in MHA's portfolio. MHA will focus on poverty de-concentration by seeking to develop mixed income housing in communities with desirable amenities. MHA may establish an Acquisition Infill (AI) program to build infill housing to stabilize key neighborhoods, especially in low impact areas, to aid in the de-concentration of poverty.

MHA expects to continue to explore opportunity to self-develop the Plaza at Centennial Hill Phase III and Columbus Square III in the upcoming year utilizing MHA eligible resources, that include Capital Funds and/or operating reserves through an OFFP, RAD, or Faircloth transaction to complete the redevelopment of the former Tulane and Trenholm Courts Public Housing sites.

MHA will explore off-site acquisition opportunities in the upcoming year to replace ACC units lost due to the demolition and disposition activities undertaken to advance transformation goals in the previous years. MHA will seek to replace these ACC units with other HUD subsidized units to the maximum extent feasible.

MHA may also elect to explore opportunities under its non-profit affiliate to leverage funding opportunities such as HOME, CDBG, and other sources.

MHA expects to let RFP/Qs for Co-developers partners. The primary focus of the partnerships will be for the new construction of replacement housing for units lost as a result of the demolition/ disposition activities previously undertaken by the MHA. This will further the agency transformation goals.

MHA is working with the City to acquire land to undertake the CNI.

MHA will seek funding and donations from private, corporate and individual philanthropic organizations to complete the build out of an Interpretive Center in the building that Mrs. Parks apartment is located.

3. **Demolition or Disposition**

As part of the CNI planning process, MHA will opt to seek HUD approval for the demolition/disposition of Paterson Court.

MHA will continue to seek out potential interested developers and/ or buyers for the former Cedar Park and Smiley Courts housing sites to accomplish the MHA's community revitalization goals. These options may include Fair Market Value and/or land swap transactions, as may be approved by HUD.

4. **Conversion of Public Housing to Project-Based Assistance under RAD**

MHA intends to apply for RAD for the units at Smiley Court that were vacant at the time of the HUD demolition application approval and did not subsequently receive tenant relocation vouchers. Under this approach, MHA will expand access for quality affordable housing at Columbus Square, Plaza Centennial Hill and other potential off-site locations. MHA expects to apply for up to 147 units which will consist of a mix of multi-family 1, 2, and 3-bedroom units and/or single family, 3 and 4-bedroom units. This conversion of assistance is for units approved for demolition at Smiley Court. Since the Smiley Court site is located in non-desirable area with few amenities and across from an industrial chicken processing plant, using the RAD Project-Based Assistance option will allow MHA to develop the third phases of Columbus Square and the Plaza at Centennial Hill which are located in easily accessible locations. The Site and Neighborhood standards at these locations have previously been reviewed and approved by HUD, thereby creating opportunities to develop new subsidized units in MHA's portfolio for its low-income families. MHA may also opt to offer this assistance to potential developers of affordable housing.

Additionally, MHA will further explore direct RAD transfer of assistance for the ACC units in the mixed-finance developments at The Plaza at Centennial Hill Phase I and Phase II in the upcoming year.

MHA is not under any voluntary compliance agreement, other order or decree, or judicial or administrative ruling or decision. MHA certifies that the RAD application and conversion process will comply with all applicable site selection and neighborhood review standards, and that we will follow all appropriate procedures. MHA recognizes that HUD's total development cost limits apply to RAD acquisition/rehabilitation and new construction developments. Assuming development of 147 units, the maximum projected RAD-eligible funds (including capital funds and operating reserves) would be approximately \$30,000,000.

MHA further expects to issue a RFP in the upcoming year for the transfer of assistance from the vacant ACC units at Smiley Court that did not receive tenant relocation vouchers to RAD as may be necessary for various transactions which may include but is not limited to the following scenarios:

BR	Proposed RAD Units COLSQ3	Proposed RAD Units PCH3	Proposed RAD Offsite / Locations TBD	Subtotal RAD Transfer of Assistance	Original Smiley Units	Smiley Remainder
0BR	0	0	0	0	0	0
1BR	15	0	20	35	51	16
2BR	20	0	30	50	92	42
3BR	15	19	20	54	94	40
4BR	0	8	0	8	30	22

5BR	0	0	0	0	17	17
Total	50	27	70	147	284	137

5. Project-Based Vouchers

Consider expansion of PBV program in privately owned properties. Other efforts, to increase the supply of affordable housing in Montgomery, include reviewing PBVs under the Housing Choice Voucher program, in conjunction with joint partnerships with private owners, property acquisitions and new construction efforts. These efforts may also include joint partnerships with the private sector, to the extent such partnerships would benefit the MHA and create additional revenue streams for the agency. In the upcoming year MHA intends to issue an RFP for Project-Based Vouchers.

6. Other Capital Grant Programs

MHA will apply for Emergency Safety and Security Grants as may become available. Security concerns remain a top priority for MHA and the residents.

7. Site-Based Waiting List

MHA has a site-based waiting list at the Plaza at Centennial Hill and Columbus Square Mixed-Finance properties. MHA may continue to utilize site-based waiting list for any future developments where PBVs are attached.

B.3 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

(Please see attachment AL1006a01)

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

☐ ☒

(b) If yes, please describe:

B.5 Progress Report.

EXPANSION OF SUPPLY

(MODERNIZATION/DEVELOPMENT)

Progress:

- MHA applied for and was awarded a CNI Planning Grant to forward the repositioning of the Paterson Court housing development. The planning effort is underway in preparation of submission of a CNI implementation Grant.
- MHA is actively seeking off-site redevelopment options for the Smiley Court subsidies.
- MHA is exploring on-site re-development options for the Smiley Court property.
- MHA is actively pursuing on-site re-development options for the Cedar Park property.
- MHA partnered with the City of Montgomery on the Envision 2040 (Montgomery Comprehensive Plan) and Analysis of Impediments to Fair Housing Choice activities to ensure affordable housing was included in the plan.

QUALITY OF ASSISTED HOUSING, INCLUDING MANAGEMENT OF PUBLIC HOUSING

Progress:

- MHA contracted with a private management company to conduct annual inspections on all its public housing units, using HUD-approved UPCS protocol. This continues to lead to significant increases in physical inspection scores for all public housing sites.
- The regularity of housekeeping inspections and grounds inspections has increased. This has enabled management to prevent severe damages to units.
- MHA has implemented an online work order system for residents.
- MHA has installed surveillance cameras, to improve safety in the public housing communities.
- MHA continues its collaboration with the local law enforcement. MPD provides weekly walk-throughs, with site-management, and attends monthly community meetings. MHA has contracted off-duty MPD officers to provide security in select public housing properties.
- MHA continues to utilize the point-of-sale machines, in public housing communities.
- MHA has implemented online payments, where residents can pay rent and other charges, with selected retailers.
- MHA continues to encourage the use of email addresses and cell phone numbers, to improve communication with public housing residents and applicants.

- MHA continues to enforce the Smoke-Free Policy at all Public Housing communities.
- MHA continues to utilize the online public housing/ assisted housing applications and is in the process of implementing online certification processes.
- MHA has become an active partner with the Foster Youth to Independence initiative to provide supportive services to at-risk young adults aging out of foster care.
- MHA has partnered with Montgomery Public Schools (MPS) and the Montgomery County District Attorney's Office to provide additional support for youth at risk of being truant.

CUSTOMER SATISFACTION

Progress:

- Using its website and virtual community networks, MHA has provided increased opportunities for customers to provide timely feedback.
- Specific Management functions, in addition to those referenced above, include Customer Service training, semi-annually, for all HCV staff members.
- Online application submittal, whenever the waiting list is open.
- Online service request has been implemented.
- Installation of kiosk in main lobby to automate services has been implemented.

FINANCE

Progress:

- Streamlined accounts payables process, with automatic approval and invoice tracking and matching to purchase orders.
- Implemented a new process to receive online payments from residents for rent and other tenant-related charges.
- Increased training for staff, through webinars and online classrooms for more efficient results.
- Improved accounting processes, by developing more analytical reviews to align with month end reporting.
- Achieved budgetary goals, through increased communication with procurement and other areas to maintain costs.

Procurement

Progress:

- Improve minority participation through involvement in trade service workshops

HOUSING CHOICE VOUCHER (HCV) PROGRAM

Progress:

- MHA continues to organize public workshops and highlight the virtues of the HCV program to increase the level of participation.
- Uses virtual community networks, and the MHA website, to alert stakeholders on affordable housing program updates.
- Changed program policy for HQS enforcement; reducing the amount of time a unit can remain on abatement before the family has to relocate to a new unit.
- MHA continues to research the practicality of recertifying a select population (Fixed Income participants) every two years. This practice is addressed in HUD's Streamlining PIH Notice of 2016 to reduce administrative costs, as well as, to reduce inconvenience to residents and increases operational efficiency.
- MHA staff has updated Administrative Plan to include updated PIH Notices and best practices to optimize program utilization and operational efficiency.
- MHA HCV department has completed document scans for existing participants. Document scanning is now a procedural process with all transactions.
- SOP's are being updated for all procedures.

IMPROVE LIVING ENVIRONMENT FOR PUBLIC HOUSING RESIDENTS

Progress:

- Continues to increase collaboration with the MPD. Community Police are providing weekly park, walk and talk at all communities and attend monthly community meetings. This will empower residents to take ownership of their communities.
- MHA has hired a Director of Public Safety who is the contact point between MHA and the Montgomery Police Department
- MHA has installed Security cameras at Public Housing sites. This serves as a deterrent to criminal activities and provides the MPD additional tools in

policing housing communities.

- MHA will conduct and implement recommendations, from a 2018 Energy Audit, in an effort to promote energy efficiency.
- MHA has completed the file scan for all public housing documents and continues the utilization of this process. Partner with the Montgomery Police Department to increase public patrols and to conduct periodic patrols for safety

PROMOTION OF SELF-SUFFICIENCY

Progress:

- Currently, 198 families are participating in the combined Family Self-Sufficiency FSS program.
- MHA continues to distribute interest forms to participants wanting to know more about the FSS program at the HCV new admission and transfer briefings. A follow-up contact was scheduled with all interested participants.
- FSS Coordinators work with participants individually to assist them with job search and scheduling interviews. MHA works very closely with the Career Center and LEAD Staffing to link residents/participants to employment opportunities.
- The Montgomery Housing Authority continues to maintain a partnership with several local agencies and organizations to assist residents with becoming self-sufficient. Available services include assistance with job readiness, employment searching, credit repair/rebuilding, money management, job training, education, and homeownership.
- Homeownership seminars are offered, throughout the year, to educate residents on the home buying process and the advantages of owning a home. Sessions covered included:
 - HCV Homeownership program; the importance of credit scores; money management/budgeting; what to look for in a home; down payment assistance; equity and closing costs.
- The FSS Program continues to host Financial Literacy workshops, throughout the year, to educate residents on saving money and improving their credit to become eligible for mortgage loans with the lowest interest rates.

ENSURING EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHERING FAIR HOUSING

Progress:

The MHA has maintained, in its lobby, a bulletin board, which accommodate the following posted materials:

1. Statement of Policies and Procedures governing the HCV Administrative Plan and the Public Housing ACOP.
2. Open Occupancy Notice (applications being accepted and/or not accepted)
3. Income Limits for Admission
4. Utility Allowances
5. Informal Review and Hearing Procedures
6. Fair Housing Poster
7. "Equal Opportunity in Employment" Poster

Additionally, as part of the briefing process, the MHA has provided information to applicant families, about civil rights requirements and the opportunity to rent in a broad range of neighborhoods.

The City of Montgomery, Alabama conducted an Analysis of Impediments (AI) to Fair Housing Choice in 2014, as part of its 2014-2019 Consolidated Plan. The AI identified fourteen impediments, with one specifically directed to MHA that impacts residents' fair housing choice in the City: Racial and Economic Isolation of Public Housing Residents, which states that both voucher holders and public housing residents live in poor, racially-concentrated neighborhoods.

Since the initial 2014 AI report, MHA has endeavored to address this impediment. To lessen racial and economic isolation, and achieve greater housing choice, MHA expanded landlord outreach and conducted annual landlord orientation meetings. In addition, MHA encourages applicants to seek housing throughout the City and the surrounding MSA as part of the HCV briefing process.

To further combat the disparity, MHA has coordinated with the City of Montgomery to educate and inform community stakeholders to encourage the development of affordable housing throughout the City with the support and mutual investment of city funds. MHA is engaged in ongoing efforts to identify land suitable for housing development efforts that will meet or exceed the HUD site and neighborhood standards and deconcentration goals.

MHA is committed to overcoming this impediment through the following actions which, along with others, have been included in MHA's 2019 Annual and 5-Year Plan submission.

MIXED-FINANCE HOUSING DEVELOPMENT PLAN

Progress:

Paterson Court

- MHA has been awarded a Choice Neighborhoods Initiative (CNI) Planning Grant FY2020. The focus housing community for the grant is Paterson Court. During

a 24-month period, Paterson Court will be involved in a planning process to create a plan that is implementable to ensure Paterson residents are provided quality housing in a neighborhood of choice (the Centennial Hill neighborhood).

DEVELOPMENT TEAM

Progress:

The Authority plays a significant role in each mixed-finance development and is responsible for overall project success. This approach allows the agency to build its development skills and replicate the process in future development projects.

The development team is comprised of the following:

- Chief Executive Officer
- Financial Consultant
- Development Partner
- Architect and Engineer
- General Contractor
- Environmental Consultant
- Mixed-finance Legal Counsel
- Market Analyst
- Project Manager
- Program Manager

SCHEDULE & FINANCING

Progress:

The Real Estate Development department works closely with MHA's financial and development consultants and the developer, to create a comprehensive schedule for the redevelopment of Columbus Square and the final phase of development at The Plaza at Centennial Hill. The redevelopment schedule for Columbus Square is heavily dependent upon the award of Low-Income Housing Tax Credits (LIHTC), while The Plaza at Centennial Hill Phase III will be self-developed, by MHA, through OFFP funds.

MHA has sufficient sources to complete the redevelopment of Tulane Court/The Plaza at Centennial Hill and continue the redevelopment at Trenholm Court/Columbus Square. MHA realized a share of the developer-fee, from each phase of the redevelopment at both Tulane Court and Trenholm Court. The Authority provided a ground lease, to the partnership formed to own the improvements, at each phase of the housing developments. MHA's development partners provided necessary financial guarantees.

PROGRAM CHARACTERISTICS AND NEXT STEPS

Progress:

MHA is committed to utilizing its public assets to improve the quality of life and economic health of its residents as well as community neighborhoods. The Victor Tulane Court property was recognized by the City of Montgomery as an "opportunity site" in the Downtown Master Plan. MHA's vision for this redevelopment is to create a community where people of different economic strata, races, and cultures will live, learn, work, and raise families in close proximity to abundant employment, retail and cultural opportunities.

The Authority is committed to expanding its presence in the affordable housing community and going beyond the bounds of traditional HUD-subsidized public housing. MHA realizes that there is a substantial demand for not only housing at the low-income level, but also for workforce housing and subsidized, service-enriched housing for the elderly. Having studied models of other public housing authorities, in communities across the country that have become agents of change in those cities, MHA plans to play a significant role in the revitalization of the City of Montgomery.

The Authority has worked with city planners to ensure that its new developments are in line with the City's Downtown Master Plan and the recent redevelopment study of Centennial Hill - the historically significant neighborhood of which the Plaza at Centennial Hill (formerly Victor Tulane Court) is a part.

MHA requires that development, design, construction and long-term operations of the project is environmentally sound, resource efficient and respectful of the physical, historical and cultural traditions of the prospective residents and surrounding neighborhoods. LIHTC is vital to the success of this project; the Authority must adhere to standards outlined in the most recent Qualified Allocation Plan ("QAP") from the Alabama Housing Finance Authority (AHFA). MHA and its development partner also ensure that the following development values are represented in the redevelopment program of Tulane and Columbus Square:

- Creation of rental units indistinguishable, in quality and visual appearance, from rental units for other levels of income in developments that are contiguous and integrated into the larger community.
- Maximization of public and affordable housing opportunities for residents.
- Maximization of the use of private financing, to minimize the investment of limited MHA resources.
- Establishment of an avenue, to engage residents of all income levels and backgrounds, local institutions and other stakeholders in the revitalization effort.

	<ul style="list-style-type: none"> • Creation of employment and business opportunities for public housing residents, • resident-owned businesses and other minority/women-owned businesses that provide bona-fide commercial value to the project, such that residents and businesses obtain/build skills and experiences, through working with MHA-related development projects, that can be valuable in non-MHA-related work. • Reflection of architectural and urban design standards of Montgomery neighborhoods, • recognizing applicable cost limitations. • Enhancement of the professional knowledge, skills and ability of the MHA development, financial and management staff. • Inclusion of the community and potential residents, throughout the development process. • Use of the principles of New Urbanism, whenever feasible, to establish an environmentally affable community that promotes diverse, compact, vibrant and mixed-use communities. <p>In addition to the redevelopment projects listed above, the Housing Authority also investigated the feasibility to add more affordable housing units to its portfolio, through acquisition and rehab and/or new construction projects and joint public/private partnerships. Multiple sites are currently under review for financial feasibility.</p> <p>Other efforts to increase the supply of affordable housing in Montgomery, include reviewing PBVs, under the HCV program. These efforts may also include issuing an RFP for PBVs, through joint partnerships with the private sector, to the extent such partnerships would benefit the MHA and create additional revenue streams for the agency.</p> <p>In regard to the demolition and disposition activities planned for the upcoming year, MHA intends:</p> <ul style="list-style-type: none"> • Acquisition Rehab and/or new construction for the development of replacement housing for Smiley Court. • To explore seeking approval for the demolition/disposition of Paterson Court and potential off-site acquisition/rehab and/or new construction. • Submit additional disposition amendments, as necessary, for Phases III and IV of the former Trenholm Court for development activities. <p>Finally, MHA previously received disposition approval from HUD for the sale of the Cedar Park property. This property is the former site of 230 public housing units that were previously demolished in 2003. The Housing Authority intends to work with the non-profit community to discuss using the property for a commensurate public benefit.</p>
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> (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. (Please see attachment AL1006b01)
B.7	Certification by State or Local Officials. 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. (Please see attachment AL1006c01)
B.8	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:
C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

C.1

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.
MHA's most recent 5-Year Action Plan (HUD-50075.2) was approved by HUD on July 20, 2021.



Attachment: AL1006v01

5-YEAR PLAN

The Montgomery Housing Authority's Annual Plan FYB 4/1/2022-5-YEAR PLAN	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	<p>PHA Name: Montgomery Housing Authority PHA Code: <u>AL006</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2022</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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.</p> <p>The Montgomery Housing Authority (MHA) Annual Plan is provided for public view on our website www.mhatoday.org and at the following locations:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;">AMP NUMBER</th> <th style="text-align: center;">PROPERTY NAME</th> <th style="text-align: center;">PROPERTY ADDRESS</th> </tr> </thead> <tbody> <tr> <td>Main Office</td> <td>MHA Central Office</td> <td>525 S. Lawrence Street, Montgomery, AL 36104</td> </tr> <tr> <td>AL006000002</td> <td>Parks Place</td> <td>1026 Rosa Parks Avenue Montgomery, AL 36108</td> </tr> <tr> <td>AL006000004</td> <td>Paterson Court</td> <td>609 Winnie Street Montgomery, AL 36104</td> </tr> <tr> <td>AL006000006</td> <td>Gibbs Village East</td> <td>1701 Terminal Road Montgomery, AL 36108</td> </tr> <tr> <td>AL006000007</td> <td>Gibbs Village West</td> <td>2025 Terminal Road Montgomery, AL 36108</td> </tr> <tr> <td>AL006000009</td> <td>The Terrace</td> <td>1301 Adams Avenue Montgomery, AL 36104</td> </tr> <tr> <td>AL006000012</td> <td>The Plaza at Centennial Hill I</td> <td>515 Percy Drive Montgomery, AL 36104</td> </tr> <tr> <td>AL006000013</td> <td>The Plaza at Centennial Hill II</td> <td>515 Percy Drive Montgomery, AL 36104</td> </tr> <tr> <td>AL006000011</td> <td>Victor Tulane Gardens</td> <td>1101 Victor Tulane Cir, Montgomery AL 36104</td> </tr> <tr> <td>AL006000014</td> <td>Columbus Square I</td> <td>645 Columbus Street Montgomery, AL 36104</td> </tr> <tr> <td>AL006000015</td> <td>Columbus Square II</td> <td>645 Columbus Street Montgomery, AL 36104</td> </tr> </tbody> </table> <p style="margin-top: 10px;"><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="text-align: center;">Participating PHAs</th> <th rowspan="2" style="text-align: center;">PHA Code</th> <th rowspan="2" style="text-align: center;">Program(s) in the Consortia</th> <th rowspan="2" style="text-align: center;">Program(s) not in the Consortia</th> <th colspan="2" style="text-align: center;">No. of Units in Each Program</th> </tr> <tr> <th style="text-align: center;">PH</th> <th style="text-align: center;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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 Terminal Road Montgomery, AL 36108	AL006000007	Gibbs Village West	2025 Terminal Road 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	AL006000011	Victor Tulane Gardens	1101 Victor Tulane Cir, Montgomery AL 36104	AL006000014	Columbus Square I	645 Columbus Street Montgomery, AL 36104	AL006000015	Columbus Square II	645 Columbus Street Montgomery, AL 36104	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:																	
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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 PHA's jurisdiction for the next five years. 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>Build partnerships for substantive community redevelopment by increasing the knowledge base and development acumen of community partners to achieve the critical capacity necessary to generate increased investment in quality affordable housing through acquisition, rehabilitation, in-fill development, and asset repositioning. Lead as a bridgebuilder between community stakeholders, private developers, financial institutions and governmental agencies. Outcomes: (a) submit a 9% low-income tax credit application for Columbus Square Phase III; (b) seek design build partners to allow MHA to self-develop the remaining portion of The Plaza at Centennial Hill Phase III; (c) incorporate the former Lister Hill clinic and other adjacent parcels under HUD's site acquisition process to further enhance the recently re-developed sites at The Plaza at Centennial Hill and/or Columbus Square; (d) create community space for the residents at Parks Place to include a playground/amenity space; (e) develop and seed the development of an Interpretive Center to retain and promote the educational value and historic relevance of Mrs. Rosa Parks residence at the Parks Place site; (f) continue the repositioning of Smiley Court and through acquisition/rehabilitation and/or RAD transfer of assistance at off-site locations; (g) continue repositioning through master planning of Paterson Court through the Choice Neighborhoods Initiative (CNI) Planning Grant, with anticipation to utilize the master plan to apply for a competitive CNI Implementation Grant; (h) promote new development using LIHTC (and any proceeds) and rental assistance demonstration (RAD), where appropriate; (i) implement the plan for offsite lease/purchase through developing new infill housing; (j) submit a RAD application for a portion of the units at Smiley Court and explore opportunities to utilize RAD transfer of assistance in on-going development efforts; (k) explore opportunities to submit additional RAD applications for other ACC units as may be in the best interest of MHA; and (l) Through the acquisition and disposition of land, MHA may create and take advantage of opportunities to expand MHA's portfolio of housing while fostering the development of catalytic communities across the Montgomery metropolitan area and continue to promote poverty de-concentration.</p> <p>2. Create Administrative Efficiency while Enhancing the Customer Experience</p> <p>Maximize existing technology to create touchless access points and improve ease of use for both external and internal customers. Create staff efficiency around processing by reducing the number of interactions necessary to gather information and complete transactions with landlords, tenants and development partners. Outcomes: (a) reduce redundancies and re-work; (b) create reliability by strengthening the critical business pathways improving resident access when placing service requests, receiving official letters/documents and paying rent/other charges; (c) and, implement remote re-certifications.</p> <p>3. Promote Fair Housing and De-concentration</p> <p>Use redevelopment activities as an opportunity to expand MHA's portfolio across the Montgomery metropolitan area and continue to promote poverty de-concentration efforts in compliance with prevailing laws. Encourage mobility of voucher holders into areas with greater economic opportunities and amenities, through housing programs and redevelopment activities. Outcomes: (a) work with City and County leadership to encourage changes to local city ordinances and policies to promote inclusionary zoning, requiring new multi-family developers to earmark a percentage of dwellings for low-income families - inclusionary zoning; (b) acquire suitable land in non-impacted census tracts and hold for future development; (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 resident training programs that promote economic independence, through practical skills development and small business start-up training. Create workforce and business development training opportunities for residents to learn administrative, painting and maintenance trades at MHA properties. Build partnerships with employment and training to support a direct pathway for resident enrollment in local colleges and technical schools. 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 relationships 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) submit a tax credit application for Columbus Square Phase III; (b) self-develop the remaining portion of The Plaza at Centennial Hill Phase III; (c) reposition Paterson Court using the CNI program and proceeds from sale; low income housing tax credits and capital/operating reserves; (d) convert assistance to RAD for a portion of the Smiley Court units that were vacant when the demolition application was approved by HUD and utilize said RAD transfer of assistance in MHA's on-going development efforts; (e) advertise for PBV and/or RAD vouchers to partner with other developers</p>

building affordable housing; (f) use MHA's non-profit instrumentality as a vehicle for redevelopment; and (g) explore mixed-used models for future development; and (h) utilize HUD's recent "Faircloth" policy updates to finance the construction of new deeply affordable rent-assisted units up to MHA's Faircloth limit - currently the MHA is operating with 1561 fewer units than its Faircloth limit.

6. Image Transformation-Anchor the Message – MHA properties are Communities of Choice

Develop multi-media rebranding message to promote positive attributes, amenities, and public benefit of MHA housing programs and development activities. Outcomes: (a) rebranding and messaging including an annual marketing document ; (b) expand communication reach for initiatives and positive messaging through modern tech-comm vehicles including Instagram, Facebook and twitter; (c) participate in local apartment associations and neighborhood association meetings; (d) improved public image; (e) expand partnerships, and create signature programs.

B.2

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.

IMPROVE PUBLIC HOUSING

Achieve "High Performer" rating under the PHAS:

Objectives-

- Reduce unit turn-around time to 14 days
- Complete emergency work orders within 24 hours, routine work orders within 3 days, ensure UPCS inspection of 100% of dwelling units and systems
- Manage and maintain the systems to be inspected by site and include in the preventive maintenance plan
- Ensure that all indicators are performed consistently, according to high-performance criteria
- Ensure units are inspected annually, and re-inspections are conducted within 28 days after failed inspection

Improve the quality of life of residents in all communities:

Objectives-

- Upgrade curb appeal to all properties and improve common areas
- Install additional security and safety measures for dwelling units' interiors and exteriors
- Upgrade existing security cameras around MHA properties
- Partner with the Montgomery Police Department to increase public patrols and to conduct periodic patrols for safety

Improve customer service and communication between residents, applicants, and agency:

Objectives-

- MHA to implement a site-based, waiting list, at select public housing communities
- Improve technology utilization to facilitate communication with residents
- Update website to provide quality communication between residents and agency
- Develop and implement resident communication plan
- Respond to all inquiries the same day they are received
- Continue customer service training
- Develop and implement customer service satisfaction survey

Utilize the established asset management protocol to routinely measure performance in management indicators at mixed finance developments:

Objectives-

- Ensure that properties are in compliance with prevailing building code and HUD regulations
- Ensure properties are in compliance with the MHA's rent collection policy and HUD requirements
- Ensure that all indicators are performed consistently, according to high-performance criteria
- Establish a quality control on 10% of the units to be done each month • Ensure that quality control inspections are done on MHA's work order systems each month
- Ensure that quality control on files is being handled on a monthly basis

Decrease crime in all public housing communities:

Objectives-

- Increase participation in public safety efforts
- Continue to monitor surveillance activity, during and after business hours
- Ensure that all exterior lighting is in working order
- Enforce parking policies at all sites
- Enhance security equipment at all sites

Provide staff training opportunities:

Objectives-

- Increase staff capacity and growth potential

Optimize Management (and HUD) reports to ensure that the program resources are being optimized and/ or utilized, within the budget authority:

Objectives-

- Maintain an occupancy rate of 95% or better

Develop translate marketing material in languages, as needed:

Objectives-

- Provide printed documents in Spanish
- Provide language translation on MHA website
- Provide translation option on phone system

Train and cross-train staff:**Objectives-**

- Minimize the need for outside contractors
- Cross-train staff on all components of HCV Program
- Ensure that all HCV Housing Specialists obtain certification within first year of employment
- Ensure that each new HCV Housing Specialist completes the 6-week, outlined "New Housing Specialist Training", within the first two months of employment
- Ensure that maintenance team receives their Certified Manager of Maintenance (CMM) training
- Ensure the public housing management staff receives their Public Housing Management (PHM) certification

Ensure that properties on the program comply with HQS, neighborhood and local building codes:**Objectives-**

- Ensure that families are living in decent, safe communities and dwellings
- Prioritize the expansion of housing choices in areas of opportunity

Increase Customer Satisfaction:**Objectives-**

- Respond to internal and external inquiries within 24 hours
- Continue customer service training sessions for employees
- Review internal controls to improve the delivery of services to our constituents
- Upgrade Kiosk in main lobby
- Implement telephone tracking system software

IMPROVE THE HOUSING CHOICE VOUCHER PROGRAM**Improve customer service and communication between residents, applicants, and agency:****Objectives-**

- Improve technology utilization to facilitate communication with residents
- Respond to all inquiries the same day they are received
- Continue customer service training
- Host landlord meetings and partner with stakeholders
- Develop and implement customer service satisfaction survey

Develop and implement an affirmative marketing plan to reach out to under-represented groups:**Objectives-**

- Increase participation of under-represented groups in all housing and HCV programs by promoting diversity and inclusion
- Increase presence among under-represented populations
- Continue to comply with all fair housing policies and laws
- Promote fair housing and equal opportunity

Streamline business processes, to create effective and/or efficient program administration**Objectives-**

- Adopt policies that will allow two-year re-certifications, for families on fixed income

Optimize Management (and HUD) reports to ensure that the program resources are being optimized and/ or utilized, within the budget authority:**Objectives-**

- Ensure that units are not placed "on-hold" for more than 120 days
- Ensure that program voucher utilization is at 98% or better

Reimagine the Housing Choice Voucher (HCV) Program orientation process**Objectives-**

- Implement a tenant/landlord orientation video process
- Develop an electronic brochure
- Train MHA internal staff on HCVP orientation video process
- Implement remote certification option
- Adopt policies that will allow two-year re-certifications for families on fixed income and allow remote re-certifications for the program

Rebrand the Housing Choice Voucher (HCV) Program**Objectives-**

- Inform the public of available affordable housing resources
- Display materials, to project a positive image of affordable housing communities
- Establish visibility, in the broader community, by actively participating in local professional organizations

Create and promote economic self-sufficiency opportunities through Homeownership programs and community partnerships:

Objectives-

- Increase the number of families participating in the HCV Homeownership Program
- Increase the number of families participating in the HCV Family Self-Sufficiency program
- Forge relationships with higher learning institutions and technical schools

INCREASE ASSISTED HOUSING CHOICES

Objectives-

- Implement addition of information to the agency's website to better inform and serve tenants of the HCV Department (Portability process, Waitlist information, etc.) • Acquire additional HUD VASH vouchers to assist local and surrounding areas' homeless Veterans
- Seek opportunities to increase the Housing Choice Voucher portfolio to include mainstream vouchers
- Conduct successful and informational virtual voucher briefings within the HCV Department to ensure that tenants receive information needed to comply with HUD and agency regulations and policies
- Host virtual landlord workshops with current and prospect landlords to promote education about the HCV Program, to include providing updates and program changes that may affect tenants, the agency and landlords

IMPROVE FINANCIAL HEALTH OF THE MHA

- Develop five-year budget forecasting tool

IMPROVE PROCUREMENT OPERATIONS

- Develop and implement a full DBE/WBE/MBE plan
- Develop and implement a full new Section 3 plan
- Implement system via Yardi for electronic contract administration

AUGMENT INFORMATION TECHNOLOGY AGENCY WIDE

- Improve application of new technology internal and external
- Inegrate the information technology platform across all departments

HUMAN RESOURCES

- Continue to standardize human resources management practices in the areas of hiring, retention, employee development, benefits, testing, and compliance with federal, state and local regulations
- Implement outreach efforts to reach a diverse group of competent workers, when recruiting for vacancies
- Implement leadership training, to promote a positive company culture, sense of belonging, empower, inspire and drive overall goals and objectives of MHA • Continue Customer Service Training, to ensure high levels of customer service • Ensure that HAI identified deficiencies are corrected within 30 days after being identified • Develop a strategy to promote workplace diversity
- Improve public image of MHA, through networking opportunities
- Develop staff/compensatory retention plan to retain top talent
- Develop strategies to promote team dynamics, unity and morale

PUBLIC SAFETY

- Proposed security measures to increase in the identifying and elimination of criminal activity within the residential areas.
- Erect a 6-foot barrier with sliding entry and exit gates to assist in the safe keeping of vehicles and equipment.
- To increase the lighting areas throughout the residential complex.

EXPAND AND ADVANCE REAL ESTATE ACTIVITIES TO IMPROVE HOUSING INVENTORY

Reposition assets to create viable and sustainable communities by leveraging resources and building partnerships:

Objectives-

- Reposition/Redevelop non-performing or obsolete assets including but not limited to, Gibbs Village East, Gibbs Village West, and Paterson Court
- Redesign the site plan for the final phase of Columbus Square
- Engage residents, an urban planning firm and other community stakeholders to formulate comprehensive redevelopment strategy for Paterson Court
- Complete the disposition of obsolete properties in the MHA portfolio
- Seek opportunities to acquire and develop replacement housing for demolished units
- Partner with other non-profit and for-profit developers to increase the number of affordable units across the community
- Re-master plan and develop Phase III of the Plaza at Centennial Hill

Strategic Financial Planning for Organizational Stability:**Objectives-**

- Use MHA's investment in development activities to leverage additional funding for services and economic development activities that will benefit residents
- Implement a comprehensive funding strategy to increase resources by pursuing Choice Neighborhood Planning and Implementation grants, Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) funding, Low-Income Housing Tax Credit (LIHTC), Bond financing, and other public and private funding opportunities that may arise
- Focus on poverty deconcentration by seeking to develop mixed income housing in communities with better access to desirable amenities
- Use non-profit subsidiary instrumentalities as vehicles to take advantage of funding opportunities such as HOME Investment Partnership, CDBG services, and other opportunities that may come available
- Streamline data collection to ensure that all required reporting for grant funding is easily accessible and consistent with the respective requirements

Implement a Rental Assistance Demonstration Initiative:**Objectives-**

- Use RAD as tool to expand access to quality housing
- Develop new housing that could include RAD units
- Promote RAD as an opportunity for gap financing for other affordable housing developers as determined expedient

Continue Implementing Overall Community Redevelopment Strategy:**Objectives-**

- Seek opportunities in the public and private market to eliminate blight, through comprehensive neighborhood planning
- Develop affordable rental housing units, complementary to the previous Phases I and II of Columbus Square and the Plaza at Centennial Hill
- Implement a strategy with walkable communities and engaging community spaces on all future MHA developments
- Encourage activities that promote resident advancement and economic independence
- Engage MHA residents in the redevelopment process
- Involve local community stakeholders in the redevelopment process
- Leverage public and private funds for sustainable economic growth

Eliminate Blight and augment current redevelopment or renovation projects:**Objectives-**

- Acquire adjacent properties in project areas for redevelopment through new construction, rehabilitation, or demolition
- Provide space to accommodate additional amenities (i.e., parking, Pre-K classrooms, playgrounds, and employment training activities)
- Implement an infill housing strategy that will complement de-concentration efforts

Repair, Renovate or Modernize Public Housing Units:**Objectives-**

- Implement a comprehensive site and dwelling maintenance improvement plan for all MHA developments to extend the viability of the assets
- Replace energy-efficient equipment and appliances across all properties
- Ensure all properties and dwelling units (where applicable) comply with governing accessibility standards:
- Objectives-
- Develop five-year plan to ensure designated units comply with the 504 accessibility requirements
- Continue working with Choice Neighborhoods Initiative (CNI) program through HUD:
- Continue Paterson Court revitalization efforts through CNI grant award
- Explore Choice Neighborhoods grants as a redevelopment option for other properties such as Gibbs East, Gibbs West, and Parks Place.

PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS**Objectives-**

- Increase program interest, by including information in the new admission and transfer briefings, by organizing FSS orientations at public housing community centers
- Present both FSS and HCV Homeownership information during new admission and relocation briefings
- Present Homeownership seminars, from local mortgage companies and local realtors, to encourage future homeownership opportunities and participation in the HCV Homeownership program
- Enroll families to participate in the HCV homeownership program
- Increase participation in FSS and ROSS programs and establish more escrow accounts
- Post list of job opportunities within public housing communities
- Continue to administer 'the work activity' policy, and increase awareness of employment opportunities
- Assist residents interested in entrepreneurial activities
- Increase the number of persons receiving a GED and post-secondary/technical school degree

	<p>Increase partnerships with service providers: Objectives-</p> <ul style="list-style-type: none"> • Connect residents with services in the community that promote wellness, education, employment, and financial literacy • Formalize partnerships with service providers that outline goals, objectives, and reporting requirements • Partner with organizations to sponsor at least one wellness/prevention activity per quarter within at least 2 housing communities • Coordinate financial literacy workshops for adults and youth <p style="text-align: center;">Equal Opportunity and Affirmatively Further Fair Housing Statement</p> <p>The Montgomery Housing Authority affirmatively furthers Fair Housing, in the administration of its programs, by complying fully with all Federal, State and local nondiscrimination laws and administering programs, in accordance with the rules and regulations governing Fair Housing and Equal Opportunity in housing and by marketing its program to members of protected classes who are “least likely to apply”.</p> <p>The Authority shall not discriminate against any applicant, participant, or landlord because of race, color, national or ethnic origin or ancestry, religion, sex, age, familial status, marital status, parental status, sexual orientation, military status or disability. This is a fundamental policy of the MHA, as it is committed to due diligence, in assuring equal housing opportunities and non-discrimination in all aspects of its housing activities. MHA has embraced an ethical, as well as the legal imperative, to aggressively ensure that MHA's housing programs comply fully with all local, state and federal fair housing laws including, the Fair Housing Act of 1968, as amended (Fair Housing Act) and its implementing regulations. Additionally, the MHA is implementing special initiatives to affirmatively further fair housing, as required by Section 808(c)(5) of the Fair Housing Act. These efforts to affirmatively further fair housing include: promoting the de-concentration of poverty; income-mixing; and opportunities for families to live in the various, diverse communities throughout the City of Montgomery.</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. (See Annual 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”</p> <p>MHA defines “significant amendment or modification” as changes to its plans or policies which fundamentally alter the mission, goals or objectives of the Agency including; changes to the rent or admissions policies or organization of the waiting lists; additions of non-emergency work items or changes in use of replacement reserve funds under the Capital Fund; additions of new activities not included in the current Plan; and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</p> <p>Substantial deviation/modification shall include any change in the planned or actual use of federal funds for activities that would prohibit or redirect MHA’s mission to create affordable, sustainable housing while improving the quality of life for families and encouraging independence; and any single or cumulative annual change in the planned or actual use of federal funds as identified in the 5-Year Plan that exceeds 20% of MHA’s annual program budgets for HCV (Section 8), Public Housing or Development activities. Examples include: the need to respond immediately to Acts of God or unforeseeable significant events beyond the control of the Housing Authority. Also included are mandates from local government officials, and/or the governing board of the Housing Authority, to modify, revise, or delete the long-range goals and objectives of the program.</p> <p>Any revision to MHA plans and/or policies adopted or implemented, as the result of a Presidential Order, Congressional appropriation or legislation, HUD revision to any program regulation governing our programs or funding streams, or editorial changes such as additional detailed language provided for clarification of activities will not be considered a significant amendment or modification to the 5-Year Plan.</p> <p>Changes made to the Plan, or any component thereof, that do not relate to the above-mentioned definition 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="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>(Please see attachment AL1006b01)</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>(Please see attachment AL1006c01)</p>



Attachment: AL1006a01

Civil Rights Certifications

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Montgomery Housing Authority

PHA Name

AL006

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

John F. Knight

Title

Chairman

Signature



Date

12-7-21.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning 4/1/2017 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Montgomery Housing Authority

PHA Name

AL006

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2022

5-Year PHA Plan for Fiscal Years 20 - 20

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Name of Authorized Official

Damon E. Duncan

Title

President/CEO

Signature

Date

12-8-21

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

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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Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ✓ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 4/1/2022, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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Montgomery Housing Authority

AL006

PHA Name

PHA Number/HA Code

____ Annual PHA Plan for Fiscal Year 20____

X ____ 5-Year PHA Plan for Fiscal Years 2022 - 2026 ____

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Name of Authorized Official

Damon E. Duncan

Title

President/CEO

Signature

Date

12-8-21



Attachment: AL1006b01

Resident Advisory Board and Public Comments (Annual and 5-Year Plan)



MONTGOMERY
HOUSING AUTHORITY

PUBLIC HOUSING AUTHORITY PLAN (PHA)

RESIDENT FEEDBACK SURVEY

YOUR VOICE MATTERS

**TELL US HOW WE CAN IMPROVE
YOUR HOME AND COMMUNITY**

**TEXT MHA TO
334-231-6305**

FOR MORE INFORMATION...

525 SOUTH LAWRENCE STREET
MONTGOMERY, ALABAMA 36104

(334) 206-7200

EMAIL: PHA@MHATODAY.ORG

Standards text message rates apply, based on your wireless plan.



Montgomery Housing Authority
525 South Lawrence St
Montgomery, AL 36104

Overview of Montgomery Housing Authority PHA Plan with Residents

Meeting Minutes

8.4.2021 at 11:00 am

Attendees:

Teri Walton | Vice President | Montgomery Housing Authority
Felecia Martin | Chief Officer of Communications | Montgomery Housing Authority
Dekeesha Norman | Assisted Housing Programs Administrator | Montgomery Housing Authority
Christalyn Moore | Human Resources & Real Estate Coordinator | Montgomery Housing Authority
Felecia Grandison | Public Housing Asset Manager | Montgomery Housing Authority
Madeline Owens | Comptroller | Montgomery Housing Authority
Michaela Bostick | Real Estate Coordinator | Montgomery Housing Authority
Scott Standerfer | Project Manager | Montgomery Housing Authority
Charles Rush | Intern | Montgomery Housing Authority
Jelani Moore | Intern | Montgomery Housing Authority
Kebo Nyathi | Intern | Montgomery Housing Authority
John Whitlow | Intern | Montgomery Housing Authority
Pamela Givens | Paterson Court Resident

Meeting Notes:

- Review Annual Agency Plan FYB 2022 Draft
 - Plan Format
 - Housing Choice Voucher Program Updates
 - Public Housing Updates
- Capital Fund Five Year Action Plan (FYB 2022-2026)
 - How MHA developed work items per property
 - Real Estate and Community Updates
- Next Steps for the Annual Agency Plan 2022
 - Feedback
 - Public Review
 - Comments
 - Public hearings on plan and comments
 - Board of Commissioner's review
- Public Housing Authority (PHA) Plan
 - Description of PHA Plan for the upcoming year
 - MHA is a standard performer meaning that MHA operates over 250 units
 - HUD Forms



Montgomery Housing Authority

525 South Lawrence St
Montgomery, AL 36104

- HUD form 50075-ST is the Annual PHA Plan
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- Capital Action Plan
 - Priorities
 - Capital Improvements
 - Redevelopment Activities
- MHA New Activities
 - Choice Neighborhood Planning Grant (CNI)
 - Support the development of revitalization plan
 - Housing, People and Neighborhoods
 - Centennial Hill Choice Neighborhoods
 - Paterson Court
 - Acquisitions
 - Relocations
 - Monthly meetings to keep residents engaged in this process
 - Implementation Award for 2023
 - Demolition/Disposition
 - MHA analyze absolute properties
 - Project and tenant-based voucher options that are economically beneficial and will increase housing opportunities
 - Additional funding to increase opportunities for existing elderly and family public housing households
 - MHA has the option to use low-income housing tax credits and other options
 - RAD/Section 18 Blend
 - Conversion of Section 9 Public Housing to Section 8 Project-Based Assistance under RAD or a blend of RAD and Section 18 disposition
 - Project Based Vouchers
 - Use funding for families under PBV as an option
 - Excess Vouchers (RFP) to allow people outside MHA housing to have an option available for housing
- Capital Fund Budget (2019-2021)



Montgomery Housing Authority
525 South Lawrence St
Montgomery, AL 36104

- MHA funds for improvements of units that enhance the properties values and prolonging the sites life
 - Security Cameras (Agency Wide)
 - Trash Chute Repair (Terrace)
 - Pressure Washing (Tulane, Parks)
 - Bus Ducts, Switchboard, and Emergency Power Feed (Terrace)
 - Tree Removal (Paterson Court)
 - Painting Exterior Doors, Screen Doors, Columns, and Handrail Surfaces (Tulane, East and West Gibbs)
 - Vacancy Reduction Programs Activities (Agency Wide)
- Proposed Capital Fund Budget Items (2021-2025)
 - Interviewed Property Managers, Assistant Property Managers and Maintenance men for each site.
 - Internal meetings to develop the plan
- Questions and Comments
 - Felecia Martin
 - Question – Timeline for the 5-year plan to be submitted before the Board of Commissioners
 - Answer – Plan will be before the Board of Commissioners in the November meeting
 - Pamela Givens
 - Question – Everything needs updates
 - Answer – MHA agrees and are actively working on issues. All improvements will improve quality of life for Paterson Court residents
 - Question – Rust in bathroom at Paterson Court
 - Answer – MHA will get out there to take care of these issues. (Felecia Grandison will have an afternoon check in with Ms. Givens)
 - Question – Safety for residents of Paterson Court
 - Answer – MHA has created a position and hired Mr. Jesse Day to help with safety at all our properties. MHA works with Montgomery Police and ASU



Montgomery Housing Authority
525 South Lawrence St
Montgomery, AL 36104

Overview of Montgomery Housing Authority PHA Plan with Residents

Meeting Minutes

8.4.2021 at 4:30 pm

Attendees:

Teri Walton | Vice President | Montgomery Housing Authority
Felecia Martin | Chief Officer of Communications | Montgomery Housing Authority
Dekeesha Norman | Assisted Housing Programs Administrator | Montgomery Housing Authority
Christalyn Moore | Human Resources & Real Estate Coordinator | Montgomery Housing Authority
Felecia Grandison | Public Housing Asset Manager | Montgomery Housing Authority
Madeline Owens | Comptroller | Montgomery Housing Authority
Michaela Bostick | Real Estate Coordinator | Montgomery Housing Authority
Woodrow Hughes | Senior Systems Analyst | Montgomery Housing Authority
Charles Rush | Intern | Montgomery Housing Authority
Jelani Moore | Intern | Montgomery Housing Authority
Kebo Nyathi | Intern | Montgomery Housing Authority
John Whitlow | Intern | Montgomery Housing Authority
Ms. Lucy Tellis (Revvl 4) | Smiley Court
Mr. Brown (Fan Into Flame Church) | Gibbs Village West Resident

Meeting Notes:

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- Questions and Comments
 - Mr. Brown
 - Comment – Speed bumps at Gibbs Village West I know a lot of people are speeding. I also understand people say that the Housing Authority does not do anything, but I know you do
 - Answer – Yes, thank you we do what we can
 - MHA
 - Can Revvl 4 please identify themselves
 - Answer – I am Ms. Lucy Tellis used to be a former resident at Smiley Court



Montgomery Housing Authority

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 - Painting Exterior Doors, Screen Doors, Columns, and Handrail Surfaces (Tulane, East and West Gibbs)
 - Vacancy Reduction Programs Activities (Agency Wide)
- Proposed Capital Fund Budget Items (2021-2025)
 - Interviewed Property Managers, Assistant Property Managers and Maintenance men for each site.
 - Internal meetings to develop the plan
- Questions and Comments
 - Mr. Brown
 - Comment – Speed bumps at Gibbs Village West I know a lot of people are speeding. I also understand people say that the Housing Authority does not do anything, but I know you do
 - Answer – Yes, thank you we do what we can
 - MHA
 - Can Revvl 4 please identify themselves
 - Answer – I am Ms. Lucy Tellis used to be a former resident at Smiley Court



PUBLIC NOTICE

**DRAFT FYB 2022 Annual Plan and Five-Year Plan
and Capital Fund Program (CFP) 5-Year Action Plan Budget
45-day Public Comment Period**

The Montgomery Housing Authority's FYB 2022 Annual and Five-Year Plan and CFP 5-Year (2022-2026) Action Plan budget has been updated and is available for public comments for the next 45 days, commencing on Wednesday, September 22, 2021, and ending Saturday, November 6, 2021.

The 2022 PHA Plan will be available for review on MHA's website at www.mhatoday.org. All comments must be made in writing and addressed to Christalyn Moore, Director of HR/Real Estate Coordinator, Montgomery Housing Authority, 525 S. Lawrence Street, Montgomery, Alabama 36104. Written comments must be received no later than 12:00 p.m. on Tuesday, November 9, 2021.

A Public Hearing is scheduled **Wednesday, November 10, 2021, at 2:00 P.M.** via Zoom. The Zoom information will be provided, on our website, an hour prior to the Public Hearing.



Attachment: AL1006b01

Public Hearing

Montgomery Advertiser

PART OF THE USA TODAY NETWORK

Classified Ad Receipt (For Info Only - NOT A BILL)

Customer: MONTGOMERY HOUSING AUTHORITY

Address: 525 S LAWRENCE ST
MONTGOMERY AL 36104
USA

Ad No.: 0004928166

Pymt Method Invoice

Net Amt: \$235.20

Phone: (334) 206-7276

Run Times: 3

No. of Affidavits: 0

Run Dates: 10/02/21, 10/16/21, 10/31/21

Text of Ad:

PUBLIC NOTICE
DRAFT FYB 2022 Annual Plan and Five--
Year Plan
and Capital Fund Program (CFP) 5-Year
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Mont. Adv. 10/2, 10/16, 10/31/21
4928166



NOTICE OF PUBLIC HEARING

TO: Resident Council Presidents
Mayor of the City of Montgomery
Montgomery City Council Members
Stakeholders/Community Partners
Any other interested groups or organizations

FROM: Damon E. Duncan, President/CEO

SUBJECT: 2022 Annual and Five-Year Plan and Five-Year Action Plan

DATED: November 1, 2021

The Board of Commissioners and I invite you to a Public Hearing on **Wednesday, November 10, 2021**, at 12:00 P.M. via Zoom (link available on our website an hour prior). The Public Hearing is being held to offer an opportunity for public comments, prior to finalizing the Montgomery Housing Authority's 2022 Annual and Five-Year Plan including a Five-Year Action Plan for submission to the U.S. Department of Housing and Urban Development (HUD).

These plans were prepared with input from residents of public housing and are designed to identify and govern the Housing Authority's current and future administrative, management, development/modernization, and resident service policies and activities.

As required, the draft plans and supporting documents are available for a 45-day public review and comment period at our Administrative Office at 525 S. Lawrence Street, Montgomery, and on our website at www.mhatoday.org.

We look forward to seeing you at the public hearing.

cc: Board of Commissioners, MHA
Department Heads
Property Managers



Damon E. Duncan
President / CEO

John F. Knight, JR.
Chairman

PUBLIC HEARING
2022 ANNUAL AND FIVE-YEAR PLAN and
2022-2026 ACTION PLAN

WEDNESDAY, NOVEMBER 10, 2021-AGENDA
12:00 PM – 2:00 PM

Introduction

Damon E. Duncan, President/CEO

Purpose of Agency Planning Process

Christalyn Moore, Director of Human Resources/RED Coordinator

Housing Choice Voucher (HCV) Updates

Glynis Tanner, Chief Operating Officer

Low Income Public Housing (LIPH) Housing Updates

Felicia Grandison, Public Housing Asset Manager

Public Safety Updates

Jesse Day, Director of Public Safety

Resident Services Updates including Section 3 Resident Participation

Brandie Townsend, Director of Resident Services

Choice Neighborhood Initiative (CNI) Presentation

Damon E. Duncan, President/CEO

Real Estate Development Updates

Terese “Teri” Walton, Executive Vice President/Chief Development Officer

Capital Fund Program

Madeline Owens, Comptroller

2022-2026 (5 Year) Action Plan Activities

Whitney Banks, Project Manager

Closing and Final Q&A



Montgomery Housing Authority
525 South Lawrence St
Montgomery, AL 36104

Montgomery Housing Authority

2022 Annual and Five-Year Plan and 2022-2026 Action Plan

Meeting Minutes

11.10.2021 at 12:00 pm

MHA Presenters:

Damone E. Duncan | President & CEO | Introduction & Choice Neighborhood Initiative (CNI)
Teri Walton | Vice President | Real Estate Development Update
Glynis Tanner | Chief Operating Officer | Housing Choice Voucher (HCV) Update
Felecia Grandison | Public Housing Asset Manager | Low Income Public Housing (LIPH) Housing Updates
Christalyn Moore | Director of Human Resources & Real Estate Coordinator | Purpose of Agency Planning Process
Jesse Day | Director of Public Safety | Public Safety Updates
Brandie Townsend | Director of Resident Services | Resident Services Updates & Section 3 Participation
Madeline Owens | Comptroller | Capital Fund Program
Whitney Banks | Project Manager | 5-Year Action Plan Activities

Attendees:

Marlene Gaston
Loreckea Crittenden
Mr. and Mrs. Clark
Annie Anthony
Mrs. Green
De's iPhone
LaShannon Kitt
Q. Gilbert

Meeting Notes:

- **Purpose of the Agency Planning Process**
 - Annual and 5-Year Plan
 - policies, programs, services, and strategies
 - Capital Action Plan
 - Capital Fund Program (CFP)
 - priorities, capital improvements, and redevelopment activities
- **Housing Choice Vouchers (HCV)**
 - MHA has a written administrative plan that establishes local policies for the administration of HCV
 - FY 2020-2021 Administrative Plan has been reviewed



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- Changes have been proposed to address anticipated needs
 - Online briefing options (page 5-2)
 - 120 calendar day - vouchers issuance term (pages 5-13)
 - MHA will charge a reasonable fee for re-inspection (pages 8-12)
 - Utilities not available MHA will reschedule, must be in service, if not disqualified (page 8-15)
 - Project Based Voucher (PBV)
 - operates consistent with Annual Plan (page 17-9)
 - separate waiting list (pages 17-30)
- **Low-Income Public Housing (LIPH) Admission and Continued Occupancy Policy (ACOP)**
 - Changes
 - Applying for Assistance (page 4-3)
 - submit online application on MHA website
 - reasonable accommodation if requested
 - Waiting List (page 4-12)
 - email option
 - email address of record of last known address
 - response must be submitted electronically via applicant portal
 - Pet Deposits (page 10-17)
 - deposit of \$250
 - pet deposit not required for companion animals
 - Definitions-Exempt Individual (page 11-2)
 - supplemental nutrition assistance program (SNAP)
 - 12-VI. F. Re-examination Policies for Transfers (page 12-15)
 - reexamination date will be changed to the first of the month
- **Public Safety**
 - Juvenile Involvement in Safety
 - Camp PRIDE (Prevention Rebelliousness with Intervention and Education)
 - Second Chance
 - Mentors
 - Set the Standard
 - New Safety Programs
 - Neighborhood Watch
 - 6 units of neighborhood watch with 300 cameras'
 - Vehicular safety initiatives



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- safety strips, speed signs, children playing signs, neighborhood watch signs
- **Resident Services Updates Including Section 3 Resident Participation**
 - Resident Services Department offers two self-sufficiency programs
 - ROSS (Resident Opportunities and Self-Sufficiency)
 - FSS (Family Self Sufficiency)
 - HCV Homeownership Program
 - HCV tenants who are interested in becoming first-time homebuyers
 - TAAG (Tracking-At-A-Glance) Software
 - allows MHA staff to track activities, progress, and services
 - mass text messages and emails
 - fully operational January 2022
 - Section 3
 - HUD 1968
 - places emphasis on the hiring of public housing residents and HCV tenants
- **Real Estate Repositioning Strategies & Initiatives**
 - **Choice Neighborhood Initiative (CNI)**
 - HUD signature place-based program
 - address struggling neighborhood
 - Builds upon HOPE VI
 - Centennial Hill Paterson Court
 - 450k grant December 2020
 - Planning Grant 2 year
 - Implementation grant 30 million
 - Early Action Activities (EAA)
 - Three I-85 beautification under passes
 - **Real Estate**
 - New Activities
 - PBVs (Project Based Vouchers)
 - funded through a competitive Request for Proposal (RFP)
 - Section 18 Demolition/Disposition
 - dispose of vacant/excess land in its inventory
 - e.g., Smiley Court, Cedar Park, Highland, Lister Hill, Columbus Square III, and Centennial Plaza III
 - designated housing for elderly
 - HUD 202



Montgomery Housing Authority

525 South Lawrence St

Montgomery, AL 36104

- Supportive housing for elderly program funding to construct “senior only”
- CNI for other sites
 - Gibbs East and West
- RAD/Section 18 Blend
 - Public Housing to Section 8 Housing
 - Faircloth to Rad Conversion
 - 1561 fewer than out Faircloth limit
 - Utilize this program to finance the construction of new deeply affordable rent and assisted units
- Land Acquisitions and Disposition
 - Expand MHA portfolio
- Rosa Parks
 - Interpretive Center
 - MHA will seek funding and donations from private, corporate, and individual philanthropic organizations to complete this goal
- **Capital Fund Program (CFP)**
 - 1187 total units
 - CFP provides funds annually to PHA
- **5-Year Action Plan 2022-2026**
 - 2018 Physical Needs Assessment
 - 2021 Energy Audits
 - Capital Improvements
 - New Development
 - Current Activities
 - security cameras installation
 - repairs to trash chute at Richardson Terrace
 - pressure washing Services at Tulane Gardens and Parks Place
 - bus duct, switch board, emergency power feed upgrades at Richardson Terrace
 - Exterior painting
 - Tulane Gardens, Gibbs East and Gibbs West
- **Questions and Comments**
 - Marlene Gaston
 - Question
 - Glad MHA went from 60 days to 120 days. Why do people get the voucher for a certain price?



Montgomery Housing Authority
525 South Lawrence St
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- Answer
 - MHA operates under fair market rates per HUD guidelines and MHA follows that guideline 100%. Starting 12/1 rental amount plus utility amount will be in vouchers
- Comment
 - Thank you, MHA, for all you do
- LaShannon Kitt
 - Question
 - Will this be available online?
 - Answer
 - Yes, it will be available on our website



Attachment: AL1006c01

Local Official Certifications

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Steven L. Reed, the Mayor of the City of Montgomery, Alabama
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

The Housing Authority of the City of Montgomery, Alabama
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Montgomery, Alabama

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

In the City of Montgomery 2020-2024 Consolidated Plan, the Comprehensive Housing Affordability Strategy (CHAS) data indicates the housing need among rental households with incomes below 30% HAMFI with a housing cost burden greater than 50% of their income is 7,544 households. This overburden group is served through the Montgomery Housing Authority's existing public housing inventory, Housing Choice Voucher (HCV) tenant-based vouchers and mixed-finance housing development efforts. The Montgomery Housing Authority (MHA) provides affordable housing for households at or below 30% of area median income in both the public housing and HCV programs while further including income tiers in its development efforts for newly constructed mixed-finance communities to help insure that the neediest families are given preference in the leasing process. In addition, MHA tenants pay no more than 30% of their adjusted household income for the tenant portion of the rent. Therefore, the activities presented in the MHA PHA Annual – 5-Year Plan are in alignment and fully consistent with the City of Montgomery Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Steven L. Reed

Signature



Title

Mayor, City of Montgomery, Alabama

Date

1/14/22

