

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																																		
A.1	<p> <b>PHA Name:</b> Montgomery Housing Authority <span style="float: right;"><b>PHA Code:</b> AL006</span>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 04/2023  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> 1187 <b>Number of Housing Choice Vouchers (HCVs)</b> 3073 <b>Total Combined Units/Vouchers</b> 4620  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p> <b>The Montgomery Housing Authority (MHA) Annual Plan is provided for public view on our website <a href="http://www.mhatoday.org">www.mhatoday.org</a> and at the following locations:</b> </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th>AMP NUMBER</th> <th>PROPERTY NAME</th> <th>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>660 Cleveland Ct. 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>AL006000011</td> <td>Victor Tulane Gardens</td> <td>1101 Victor Tulane Cir, 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>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> <input type="checkbox"/> <b>PHA Consortia:</b> (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">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <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	660 Cleveland Ct. 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	AL006000011	Victor Tulane Gardens	1101 Victor Tulane Cir, 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	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						
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Lead PHA:					

**B. Plan Elements**

**B.1 Revision of Existing 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
- Deconcentration 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):

**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 (ACS) 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	11,665
Household Income >30 to <=50% AMI	10,010
Household Income >50% but <80% of AMI	12,350

Source: Comprehensive Housing Affordability Strategy (CHAS) dataset, 2014-2018

<b>Population</b>	373,552
<b>Households</b>	145,077
<b>Median HH Income</b>	\$54,250
<b>Mean HH Income</b>	\$73,326
<b>Poverty Rate – Family</b>	13.1%
<b>Poverty Rate – Individual</b>	16.6%
<b>Vacancy Overall</b>	13.8%
<b>Vacancy Homeowner</b>	1.8%
<b>Vacancy Renter</b>	7.9%
<b>Median Home Value</b>	\$144,800
<b>Median Rent</b>	\$917

Source: 2020 ACS

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**

\*\*\*As of July 26, 2022

	Public Housing # of Families	HCV # of Families	Public Housing % of total Families	HCV % of total Families	PBV # of Families	PBV % of total Families	Total HCV Families
<b>Waiting List Total</b>	<b>5078</b>	<b>2760</b>	<b>33%</b>	<b>18%</b>	<b>7404</b>	<b>49%</b>	<b>2760</b>
<b>Extremely low income (&lt;=30% AMI)</b>	145	172	2.9%	84.1%	800	10.8%	
<b>Very low income (&gt;30% but &lt;=50% AMI)</b>	23	30	0.4%	13.2%	113	1.5%	
<b>Low income (&gt;50% but &lt;80% AMI)</b>	19	24	0.5%	2.2%	48	0.6%	
<b>Families with children</b>	2434	1480	47.9%	53.3%	3777	51%	
<b>Elderly families</b>	184	148	3.6%	5.3%	277	3.7%	
<b>Families with Disabilities</b>	711	421	14%	15.3%	1158	3.7%	
<b>Race/ethnicity (White)</b>	335	79	6.6%	2.8%	432	5.8%	
<b>Race/ethnicity (Black)</b>	4480	2576	88.2%	93.5%	6617	89.4%	
<b>Race/ethnicity (Asian/Other)</b>	263	105	5.2%	3.6%	354	4.7%	
<b>Race/ethnicity (Hispanic)</b>	125	69	2.5%	2.4%	177	2.4%	

**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 4/01/2022. The 2022 and earlier Capital Fund amounts are the unobligated amounts as of 6/30/2022.

*HUD has not determined the 2023 funding levels. Values below are based on 2022 projected actual and are a reasonable estimate for 2023.*

Funding Source	Amount	Use
<i>Federal Grants:</i>		
Public Housing Operating Subsidy (95% HUD proration)	\$ 4,353,000	PH Operations
Public Housing Capital Fund Program-2022 (estimate)	\$3,847,560	PH Capital Improvement
Section 8 Housing Choice Voucher Tenant Based Assistance HAP (99% HUD proration)	\$23,476,948	HCV - HAP
Section 8 Emergency Housing Voucher	\$656,261	EHV-HAP
Section 8 Housing Choice Voucher Tenant Based Assistance Admin Fee (88% HUD proration)	\$2,055,000	HCV - Administration
Section 8 Emergency Housing Voucher Admin Fee	\$85,187	EHV- Administration
ROSS Grants	\$ 224,750	HCV/PH FSS Coordinator
<i>Prior Year Federal Grants (Unobligated Funds Only):</i>		
Public Housing Capital Fund Program-2019	\$ 2,370,306	PH Capital Improvement

Public Housing Capital Fund Program-2020	\$ 2,834,479	PH Capital Improvement
Public Housing Capital Fund Program-2021	1,751,472	PH Capital Improvement
Public Housing Capital Fund Program-2022	\$3,847,560	PH Capital Improvement
Public Housing Capital Fund Program-CNI	\$115,895	PH Capital Improvement
<i>Other Sources:</i>		
Public Housing Dwelling Rental Income	\$ 1,850,000	PH Operations
Public Housing Other Tenant Charges & Misc. Income	\$ 70,400	PH Operations
<b>Total</b>	<b>\$47,538,818</b>	

**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.

**Safety and Crime Prevention**

MHA services a population with an annual income which is extremely lower than the average city population. That factor places residents and visitors to the area in a want more feeling of life than the average citizen. Safety and crime prevention has been elevated to the forefront of resident importance. To help in combating and lessening this type of behavior, MHA has begun a resident safety and education program to ensure the residents obtain and maintain a feeling of belonging that increases pride. The program has several different aspects that are practiced throughout the year. They are as follows:

- **MHA Crime Line:** a dedicated phone line for residents to report criminal activity while remaining anonymous.
- **Neighborhood Watch:** a program that enlists residents to participate in cooperating with law enforcement to reduce crime, solve problems and improve the quality of life in the neighborhood. While in this program, residents will learn to:
  - Recognize and report crimes and suspicious activity
  - Protect themselves, their family and their property
  - Identify crime and problems in the area while working with Montgomery Police Department (MPD) personnel to solve them.
- **What are your thoughts:** A monthly survey where residents provide ideas and answer questions to help build the community and further aid in the development of programs to evoke community involvement.
- **Stop the Violence:** MHA has launched a stop the violence campaign which promotes the message of safety and crime prevention in the community. This campaign has manifested in block party events at each MHA operated community to promote the message of stopping the violence.
- **Increased Police Presence:** MHA and MPD are demonstrating a combined effort to show that low-income communities—and the people who live in them—matter. In doing so, MHA seeks to increase police patrols within its public housing communities to decrease crime and increase security.

**Community Service and Self-Sufficiency Programs**

MHA will continue to offer the Family Self-Sufficiency (FSS) Program to both public housing and housing choice voucher families. The Resident Opportunities and Self-Sufficiency (ROSS) Program will be offered to all public housing families. The action plan for the FSS Program is being revised to comply with HUD’s new rule for FSS that went into effect on June 16, 2022. The plan must be approved by HUD before it can be implemented. HUD requires that the action plan be approved and implemented no later than November 2022. The Resident Services Department will work closely with the Property Management Department to implement MHA’s Community Service Program. This program will follow guidelines outlined in the updated ACOP. Residents who are required to participate in the community service program will have an opportunity to earn hours through volunteer work with partner agencies and the Resident Services staff as well as participation in the self-sufficiency programs offered by the agency.

**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

- The decision to convert to either Project-Based Rental Assistance or Project-Based Voucher Assistance;
- 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;
- Changes to the construction and rehabilitation plan for any approved RAD conversion; and
- 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.

**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 Rental Assistance or Project-Based Vouchers 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.

**Hope VI or Choice Neighborhoods**

In 2020, the MHA was awarded a \$450,000 Choice Neighborhoods Initiative (CNI) planning grant to revitalize the Paterson Court public housing community. Currently, the MHA is currently utilizing CNI planning grant funds to formulate a comprehensive re-development strategy for Patterson Court. The MHA intends to explore all potential grant opportunities in the upcoming year as well as Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) funding and public and private funding sources as appropriate. If determined feasible, MHA will seek to apply for the CNI implementation grant.

In the event that the MHA does not secure the CNI implementation grant, the MHA expects to continue to explore opportunities 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 development of replacement housing for Paterson Court.

**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. Immediate improvements for this year include:

- Site-wide roofing replacements at Victor Tulane Gardens, Gibbs Village East and Gibbs Village West.
- Site-wide HVAC replacements at Victor Tulane Gardens (102 units).
- Acquisition of vacant lots abutting Parks Place for the expansion of parking facilities.
- Site-wide window replacements at Gibbs Village East/West

As it relates to development, MHA will partner with other nonprofit 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 deconcentration of poverty.

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 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.

**Demolition or Disposition**

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.

**Designated Housing for Elderly and/or Disabled Families**

MHA intends to seek development and/or property acquisition opportunities to establish housing communities for senior citizens.

MHA is exploring opportunities to purchase pre-existing units to expand its senior living inventory in addition to partnering with local affordable housing developers such as Aletheia House, Inc. to house voucher holding senior residents.

Additionally, the agency is currently revisiting previous housing unit mix plans for the Ann St. senior living facility to implement in the future development phases for the Plaza at Centennial Hill and/or Columbus Square.

**Conversion of Public Housing to Tenant-Based Assistance**

Information to be added here...

**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 a 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

**Project-Based Vouchers (PBV)**

Consider expansion of the 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.

**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.

**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 lists for any future developments where PBVs are attached.

**B.3**

**Progress Report.**

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

**QUALITY OF ASSISTED HOUSING, INCLUDING MANAGEMENT OF PUBLIC HOUSING**  
**[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. (Goal 1A)
- The regularity of housekeeping inspections and grounds inspections has increased. This has enabled management to prevent severe damages to units. (Goal 1A)
- MHA continues to encourage the use of email addresses and cell phone numbers, to improve communication with public housing residents and applicants. (Goal 1C)
- 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. (Goal 1D)

**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. The attendance numbers for the quarterly-held workshops have significantly increased this fiscal year. Workshops have included guest speakers from local community agencies that are able to bring relevant information to the landlords. (Goal 2A)
- Uses virtual community networks, and the MHA website, to alert stakeholders on affordable housing program updates. (Goal 2A)
- MHA HCV Department was awarded 98 Emergency Housing Vouchers which were allocated by HUD in May 2021. These vouchers are specifically for individuals who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee domestic violence, dating violence or human trafficking. (Goal 2b)
- 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 increase operational efficiency. (Goal 2E)

**PROCUREMENT**

**Progress:**

- Improve minority participation through involvement in trade service workshops. (Goal 4A)

**PUBLIC SAFETY**

**Progress:**

- Successful implementation of the MHA Crime Line. (Goal 7B)
- Neighborhood watch meetings are conducted monthly at each MHA public housing community. (Goal 7B)
- “What Are Your Thoughts” resident feedback program has been implemented and is ongoing. (Goal 7B)
- “Stop the Violence Bash’s” are hosted annually at each MHA public housing community. (Goal 7B)
- Measures to increase police presence at all MHA public housing communities have been implemented. (Goal 7A)
- Community Police attend monthly community meetings. This will empower residents to take ownership of their communities. (Goal 7A)

- MHA has contracted off-duty MPD officers to provide security in select public housing properties. (Goal 7A)

**EXPANSION OF SUPPLY**  
**[Real Estate & 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. (Goal 8A)
- MHA has HUD approval for the disposition of the Paterson Court public housing community. (Goal 8A)
- MHA is working with the City to acquire land to undertake the CNI. (Goal 8A)
- MHA is actively seeking off-site redevelopment options for the Smiley Court subsidies. (Goal 8C)
- MHA is exploring on-site re-development options for the Smiley Court property. (Goal 8D)
- MHA is actively pursuing on-site re-development options for the Cedar Park property. (Goal 8D)
- Engage residents, an urban planning firm and other community stakeholders to formulate a comprehensive redevelopment strategy for Paterson Court. (Goal 8D)

**PROMOTION OF SELF-SUFFICIENCY**  
**[Resident Services]**

***Progress:***

- Currently, 137 families are participating in the combined Family Self-Sufficiency (FSS) program and about 188 public housing residents enrolled in the ROSS program. (Goal 9A)
- MHA does ongoing recruitment for its self-sufficiency programs by monthly mailings, emails, texting, door-to-door distribution, and word of mouth. One-on-one intake appointments are scheduled for interested participants. (Goal 9A)
- The Montgomery Housing Authority continues to maintain partnerships with several local agencies/organizations to assist residents with becoming self-sufficient. Available services include job readiness, employment searching, credit repair/rebuilding, money management, job training, education, and homeownership counseling. MHA remains open to establishing new partnerships for additional services that are needed. (Goal 9B)
- In 2021, over 5,400 referrals were made to partner agencies for resident needs. (Goal 9B)
- The Resident Services department continues to host monthly seminars focusing on education, employment, financial literacy, and homeownership. (Goal 9A)
- MHA requires unemployed residents to complete community service hours each month. Residents are able to earn their required hours by volunteering with local agencies, participating in the ROSS or FSS program, and attending workshops and events related to education, employment, and financial literacy. Community Service hours are monitored and tracked by the Resident Services Department and Property Management. (Goal 9A)

**Communications, Marketing & Public Relations**

***Progress:***

- Utilize diverse communications platforms to share Agency information with residents, partners and other relevant stakeholders. (Goal 10A)
- Develop project-specific media and program materials to disseminate through various platforms including email, social media, website, community calendars and text. (Goal 10A)
- Provide Agency-related printed materials reflective of the Agency’s demographics including seniors, youth, etc. (Goal 10A)
- Ensure the agency website is ADA compliant. (Goal 10A)
- Publish monthly newsletter and annual magazine highlighting residents and agency services, opportunities and programs. (Goal 10A)
- Develop materials to promote department information including Public Safety, Resident Services, Public Housing, Section 8 and general housing information. (Goal 10A)
- Provide translation option on phone system and website. (Goal 10A)

**10. MIXED-FINANCE HOUSING DEVELOPMENT PLAN**  
**[Real Estate & Development, Accounting]**

***Progress:***

**Paterson Court**

MHA was awarded a Choice Neighborhoods Initiative (CNI) Planning Grant in FY 2020 for the Centennial Hill neighborhood. The distressed public housing site, which is the focus of the grant, is Paterson Court. Since January 2021, Lead Grantee MHA and Co-Grantee, the City of Montgomery, have been involved in a planning process meant to improve the quality of life for Paterson Court residents, and create a neighborhood of choice in Centennial Hill. The draft Transformation Plan will be submitted to HUD on September 16, 2022, and we anticipate their feedback in the months following. Also, part of the planning grant is the procurement of the master developer that will build new public housing replacement units in Centennial Hill.



	<p>Two mixed finance strategies for Paterson Court are being considered at present based on whether MHA receives or does not receive CNI Implementation funds. If MHA does not receive Implementation funds, MHA’s master developer will secure 9% tax credits over multiple years to complete existing sites at Columbus Square and the Plaza at Centennial Hill. The vacant land, controlled by MHA, can support 61 family units and 56 senior units at Columbus Square and 27 family units at the Plaza at Centennial Hill to create low density environments. In addition, MHA would develop 56 Project-Based voucher (PBV) units in Centennial Hill on state-owned delinquent property that the City can control by agreement with the State of Alabama. PBVs would be awarded through a procurement process. This scenario will result in a total of 200 units.</p> <p>In the second scenario, in which MHA is awarded CNI Implementation funds, the total housing plan would include 401 new units including 61 family units at Columbus Square, 90 senior units at Columbus Square, 118 family units at the Plaza at Centennial Hill and 132 PBVs on the state-owned delinquent property. This higher density approach will score higher on a CNI Implementation application as opposed to a proposal of lower density. This strategy also includes the MHA owned Lister Hill site which is adjacent to the Plaza. It will also include 9% tax credits secured by the master developer as described above plus up to \$28 million in CNI Implementation funds intended for replacement housing. The other \$12 million in CNI Implementation funds will support the People and Neighborhood strategies.</p> <p><b><u>NEXT STEPS</u></b></p> <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"> <li>• Acquisition Rehab and/or new construction for the development of replacement housing for Smiley Court.</li> <li>• Submit additional disposition amendments, as necessary, for Phases III and IV of the former Trenholm Court for development activities.</li> </ul> <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>
<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>

C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p><b>Troubled PHA.</b></p> <p>(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"/></p> <p>(b) If yes, please describe:</p>
<p><b>D. Affirmatively Furthering Fair Housing (AFFH).</b></p>	
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p><b>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</b></p> <p style="text-align: center;"><b>Affirmatively Further Fair Housing Statement</b></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.</p> <p>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 deconcentration of poverty, income-mixing, and opportunities for families to live in the various, diverse communities throughout the City of Montgomery.</p> <p><b>Fair Housing Goal:</b></p>

**Describe fair housing strategies and actions to achieve the goal**

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.

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

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.

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

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.