



# **FY 2024-2028 PHA Annual Plan**

**The Montgomery  
Housing Authority's  
Annual Plan**  
*attachment AL1006v01*

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires: 03/31/2024

<b>A.</b>	<b>PHA Information.</b>																																																																				
A.1	<p>PHA Name: <u>Montgomery Housing Authority</u> <span style="float: right;">PHA Code: <u>AL006</u></span>          PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA          PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2024</u>          PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)          Number of Public Housing (PH) Units <u>1184</u> Number of Housing Choice Vouchers (HCVs) <u>3120</u> Total Combined Units/Vouchers <u>4304</u>          PHA Plan Submission Type: <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;"> <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"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>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> <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	Lead PHA:																							
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<b>B.</b>	<b>Plan Elements</b>																																																																				

**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), 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, 14,325 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, 9,291.

**Housing Needs of Families in the Jurisdiction by Family type**

Income Level	Number of Households
Household Income <=30% of AMI	14,325
Household Income >30 to <=50% AMI	11,315
Household Income >50% but <80% of AMI	14,530

Source: Comprehensive Housing Affordability Strategy (CHAS) dataset, 2015-2019

Population	226,361
Households	92,407
Median HH Income	\$55,108
Mean HH Income	\$69,751
Poverty Rate – Family	9.1%
Poverty Rate – Individual	21.8%
Vacancy Overall	15.6%
Vacancy Homeowner	2.4%
Vacancy Renter	8.10%
Median Home Value	\$125,600
Median Rent	\$939

Source: US Census 2021

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 9,291 households on the waiting list, 1,054 are extremely low income and 4,829 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 November 27, 2023

	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>3498</b>	<b>1839</b>	<b>66%</b>	<b>34%</b>	<b>3954</b>	<b>43%</b>	<b>5793</b>
<b>Extremely low income (&lt;=30% AMI)</b>	218	259	6.2%	84.5%	577	73.0%	
<b>Very low income (&gt;30% but &lt;=50% AMI)</b>	40	53	1.1%	12.7%	90	11.5%	
<b>Low income (&gt;50% but &lt;80% AMI)</b>	32	39	0.9%	2.1%	37	4.1%	
<b>Families with children</b>	1824	1009	52.1%	54.9%	1996	50.5%	
<b>Elderly families</b>	120	102	3.4%	5.5%	169	4.3%	
<b>Families with Disabilities</b>	490	275	14%	15%	667	16.9%	
<b>Race/ethnicity (White)</b>	157	53	4.5%	2.9%	197	5%	
<b>Race/ethnicity (Black)</b>	3192	1702	91.3%	92.6%	3572	90.3%	
<b>Race/ethnicity (Asian/Other)</b>	149	44	4.3%	3.2%	86	0.9%	
<b>Race/ethnicity (Hispanic)</b>	62	40	1.8%	2.2%	99	2.5%	

**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 4/01/2023. The 2023 and earlier Capital Fund amounts are the unobligated amounts as of 6/30/2023.

*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)	\$4,939,000	PH Operations
Public Housing Capital Fund Program-2023	\$3,880,202	PH Capital Improvement
Section 8 Housing Choice Voucher Tenant Based Assistance HAP (99% HUD proration)	\$25,537,310	HCV - HAP
Section 8 Emergency Housing Voucher	\$825,852	EHV-HAP
Section 8 Housing Choice Voucher Tenant Based Assistance Admin Fee (88% HUD proration)	\$2,385,000	HCV - Administration
Section 8 Emergency Housing Voucher Admin Fee	\$82,204	EHV- Administration
ROSS Grants	\$ 296,854	HCV/PH FSS Coordinator
<i>Prior Year Federal Grants (Unobligated Funds Only):</i>		
Public Housing Capital Fund Program-2019	\$390,293	PH Capital Improvement
Public Housing Capital Fund Program-2020	\$ 2,636,955	PH Capital Improvement
Public Housing Capital Fund Program-2022	\$2,500,914	PH Capital Improvement

Public Housing Capital Fund Program-2023	\$3,880,202	PH Capital Improvement
<u>Other Sources:</u>		
Public Housing Dwelling Rental Income	\$ 1,748,000	PH Operations
Public Housing Other Tenant Charges & Misc. Income	\$ 227,400	PH Operations
<b>Total</b>	<b>\$49,330,186</b>	

**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.

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 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).

**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 and the broader Centennial Hill neighborhood. MHA submitted the final draft of the CNI Transformation Plan in December 2022 and received HUD approval for said plan in June 2023. MHA has also contracted with a co-developer partner that will provide the financing plan to redevelop Paterson Court at off-site locations. The said financing plan will explore all potential grant opportunities such as Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) funding and public and private funding sources as appropriate. MHA further intends to apply for future CNI implementation grant funds based on its Transformation Plan for the Centennial Hill neighborhood.

**Mixed Finance Modernization or Development**

*Modernization*

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:

- Exterior improvements at Gibbs Village East and West
- Acquisition of vacant lots abutting Parks Place for the expansion of parking facilities.
- Site-wide window replacements at Gibbs Village East/West
- Upgrade community centers [and amenities] at Gibbs East, Gibbs West, Paterson Court and Parks Place

*Mixed Finance / Development*

MHA's priorities for mixed-finance and development in the upcoming year are focused on the following:

- Redevelopment of Paterson Court at off-site locations
- Install crosswalk[s] and street signage at Paterson Court to improve walkability and slow traffic through the residential corridors
- Submit a Section 18 Disposition Plan to HUD for Paterson Court
- Increase MHA's internal capacity with new hires in the Real Estate Department
- Apply for CNI Implementation grant funds for Paterson Ct
- Utilize the balance of the former Tulane Court and Trenholm Court public housing sites for off-site replacement housing for Paterson Court
- Utilize the Smiley Court RAD units for the off-site replacement housing for Paterson Court to the extent financially feasible
- Issue a Request for Proposals for Project Based Vouchers by others as off-site replacement housing for Paterson Court

MHA will accomplish these mixed finance / development activities in partnership with other nonprofit and/or 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 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 select a co-developer partner. The primary focus of the partnership will be for the new construction of replacement housing for units lost as a result of the demolition/ disposition activities currently planned or 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 likely submit a Section 18 Disposition Plan to HUD in the upcoming year for the Paterson Court public housing site and seek to redevelop replacement housing at off-site locations due to FEMA floodplain and other environmental concerns at the site.

MHA Will seek disposition approval from HUD for the former Smiley Court housing site.

MHA will also continue to seek out potential interested developers and/ or buyers for the former Cedar Park housing site 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.

**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) 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.

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 NSPIRE 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 encouraged the use of email addresses and cell phone numbers, to improve communication with public housing residents and applicants. (Goal 1C)
- MHA conducted and implemented recommendations from a 2023 Energy Audit, in an effort to promote energy efficiency.
- MHA 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 organized public workshops and highlighted the virtues of the HCV program to increase the level of participation. The attendance numbers for the quarterly-held workshops significantly increased this fiscal year. Workshops included guest speakers from local community agencies that were able to bring relevant information to the landlords. (Goal 2A)
- Used virtual community networks, and the MHA website, to alert stakeholders on affordable housing program updates. (Goal 2A)
- MHA researched the practicality of recertifying a select population (Fixed Income participants) every two years. This practice was 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:**

- Improved 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 were conducted monthly at each MHA public housing community. (Goal 7B)
- "What Are Your Thoughts" resident feedback program was implemented and is ongoing. (Goal 7B)
- "Stop the Violence Bash's" were hosted at each MHA public housing community. (Goal 7B)
- Measures to increase police presence at all MHA public housing communities were implemented. (Goal 7A)
- Community Police attended monthly community meetings. This empowered residents to take ownership of their communities. (Goal 7A)
- MHA will continue to seek off-duty MPD officers to provide security in select public housing properties. (Goal 7A)

**EXPANSION OF SUPPLY**  
**[Real Estate & Development]**

**Progress:**

- MHA submitted the final draft of the CNI planning grant in December 2022. The plan was approved by HUD in June 2023. (Goal 8A)
- MHA received HUD approval for the disposition of the Paterson Court public housing community. (Goal 8A)
- MHA worked with the city [of Montgomery] to acquire land to undertake the CNI. (Goal 8A)
- MHA sought off-site redevelopment options for the Smiley Court subsidies. (Goal 8C)
- MHA has drafted designs for the development of Columbus Square Phase III (Goal 8A)
- MHA Applied for 9% tax credits for the development of Columbus Square Phase III (Goal 8A)
- MHA has begun acquiring parcels abutting the Parks Place Community for the development of additional parking spaces. (Goal 8E)

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

**Progress:**

- 102 families are participating in the combined Family Self-Sufficiency (FSS) program and about 220 public housing residents enrolled in the ROSS program. (Goal 9A)
- Residents wishing to join MHA's homeownership program must be enrolled in the FSS program for at least 1 year. This program is only for HCV voucher holders who have been on the program for 1 year.
- MHA conducted recruitment for its self-sufficiency programs with monthly mailings, emails, texting, door-to-door distribution, television marketing, and word of mouth. One-on-one intake appointments were scheduled for interested participants. (Goal 9A)



- The MHA maintained partnerships with several local agencies/organizations to assist residents with becoming self-sufficient. Services included 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 2022, over 7,000 referrals were made to partner agencies for resident needs. (Goal 9B)
- The Resident Services department hosted monthly seminars focusing on education, employment, financial literacy, and homeownership. (Goal 9A)

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

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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.

**B.4 Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. MHA's most recent 5-Year Action Plan (HUD-50075.2) was approved on 10/19/2022.

**B.5 Most Recent Fiscal Year Audit.**

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

Y N

(b) If yes, please describe:

**C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) have comments to the PHA Plan?

Y N

(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.

Please see attachment [AL1006b01](#)

**C.2 Certification by State or Local Officials.**

[Form HUD 50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

Please see attachment [AL1006b01](#)

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> <p>Please see attachment <b>AL1006b01</b></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 checked="" 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?</p> <p>Y N N/A  <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>

D.1

**Affirmatively Furthering Fair Housing (AFFH).**

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.

**Affirmatively Further Fair Housing Statement**

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".

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 deconcentration of poverty, income-mixing, and opportunities for families to live in the various, diverse communities throughout the City of Montgomery.

**Fair Housing Goal:**

*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.



# **FY 2024-2028 PHA Five-Year Plan**

<b>The Montgomery Housing Authority's Five-Year Plan</b> <i>attachment AL1006v01</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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**A. PHA Information.**

**A.1**      **PHA Name:** The Montgomery Housing Authority      **PHA Code:** AL006  
**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): 04/2024  
**The Five-Year Period of the Plan (i.e. 2019-2023):** 2024-2028  
**PHA Plan Submission Type:**    5-Year Plan Submission       Revised 5-Year Plan Submission

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

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

AMP NUMBER	PROPERTY NAME	PROPERTY ADDRESS
Main Office	MHA Central Office	525 S. Lawrence Street, Montgomery, AL 36104
AL006000002	Parks Place	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

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

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

<b>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.						

B.1

**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.

**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.**

In order to achieve this mission, the MHA will:

**1. Seek to Transform Neighborhoods**

The implementation of MHA's mission includes seeking transformative affordable housing development with community and developer partners.

- MHA received a 2020 Choice Planning Grant for Paterson Court. MHA will shift from planning to implementation in the coming years. Broad goals of the Choice Housing Plan include: 1) procuring an experienced affordable housing developer to help implement the Housing Plan, 2) refining the Housing Plan with the to-be-selected developer – including plans to redevelop parcels owned by MHA (the former Tulane Court and Trenholm Court public housing sites) as well as issue an RFP for offsite development of project-based vouchers;
- Review opportunities for Paterson Court site through Choice Planning Grant activities;
- Review opportunities for possible sale of demolished Smiley Court;
- Review opportunities for the Conversion Awaiting Transfer (CAT) received for Smiley Court, which will allow for future Rental Assistance Demonstration (RAD) development at off-site locations through transfer of assistance;
- Review options for the community space at Parks Place;
- Promote new development using LIHTC (and any proceeds) and RAD, where appropriate;
- Review possible plans for off site affordable housing development through a selection process;
- Explore opportunities to submit additional RAD applications for other public housing developments as may be in the best interest of MHA;
- Review options for acquisition and disposition of land; and
- Consider opportunities to expand MHA's portfolio of housing while fostering communities and promoting de-concentration of poverty.

**2. Create Administrative Efficiency while Enhancing the Customer Experience**

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.

**3. Promote Fair Housing and De-concentration**

Use redevelopment activities as an opportunity to expand MHA's portfolio across the Montgomery metropolitan area and continue to promote poverty deconcentration 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.

**4. Economic Self-Sufficiency Opportunities**

Maintain resident self-sufficiency programs that promote economic independence, through practical skills development, job readiness, education, financial literacy, homeownership, and small business start-up training. Create workforce and business development training opportunities by partnering with the local Career Center and State Department of Labor. Strengthen partnerships with local organizations/businesses who provide 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 families who become self-sufficient; (d) establish relationships with banks and mortgage lenders who will offer incentivized savings programs and mortgage loans; (e) market new onsite GED preparation program for PH and HCV residents; (f) provide financial literacy to at least 30% of PH and HCV families, including youth.

**5. Expand and Improve Affordable Housing**

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 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.

### 1) PUBLIC HOUSING

#### **Goal A - 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

#### **Goal B - Improve the quality of life of residents in all communities:**

Objectives-

- Upgrade curb appeal to all properties and improve common areas
- Upgrade existing security cameras around MHA properties
- Enforce parking policies at all sites
- MHA continues to enforce the Smoke-Free Policy at all Public Housing communities

#### **Goal C - Improve customer service and communication between residents, applicants, and agency:**

Objectives-

- 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
- Continue to utilize the point-of-sale machines in public housing communities
- Continue to utilize the online public housing/ assisted housing applications
- Continue to utilize the online certification processes

#### **Goal D - 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

#### **Goal F - Provide staff training opportunities:**

Objectives-

- Increase staff capacity and growth potential

#### **Goal G - 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 96% or better

#### **Goal H - Train and cross-train staff:**

Objectives-

- Minimize the need for outside contractors
- Cross-train staff on all components of the PH Program

- 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

**Goal I - 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
- Implement a comprehensive site and dwelling maintenance improvement plan for all MHA developments to extend the viability of the assets

**Goal J - 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
- Implement telephone tracking system software

**2) HOUSING CHOICE VOUCHER (HCV) PROGRAM**

**Goal A - 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
- Develop and implement customer service satisfaction survey

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

**Objectives-**

- Continue to comply with all fair housing policies and laws
- Promote fair housing and equal opportunity

**Goal C - 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

**Goal D - 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

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

**Objectives-**

- Develop an electronic brochure
- Adopt policies that will allow two-year re-certifications for families on fixed income and allow remote re-certifications for the program

**Goal F - 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

**Goal G - 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

**Goal H - Increase assisted housing choices**

**Objectives-**

- 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
- Prioritize the expansion of housing choices in areas of opportunity

**Goal I - Train and cross-train staff:**

**Objectives-**

- Minimize the need for outside contractors

**3) ACCOUNTING**

**Goal A - Improve the financial health of the Montgomery Housing Authority**

**Objectives-**

- Develop five-year budget forecasting tool
- Develop a team of policy/grant writers to seek grants to support all functions of the agency
- Seeking partnerships with third parties to fund development projects and other agency initiatives

**4) PROCUREMENT**

**Goal A - Improve Procurement Operations**

**Objectives-**

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

**5) INFORMATION TECHNOLOGY**

**Goal A - Augment Information Technology Agency Wide**

**Objectives-**

- Improve application of new technology internal and external
- Integrate the information technology platform across all departments
- Using its website and virtual community networks, MHA provides increased opportunities for customers to provide timely feedback.
- Continues the utilization of online service requests

**6) HUMAN RESOURCES**

**Goal A - Improve the Functions of Human Resources**

**Objectives-**

- 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
- Develop staff/compensatory retention plan to retain top talent
- Develop strategies to promote team dynamics, unity and morale

**7) PUBLIC SAFETY**

**Goal A - Decrease crime in all public housing communities:**

**Objectives-**

- Increase participation in public safety efforts
- Continue collaboration with local law enforcement
- Continue to monitor surveillance activity, during and after business hours
- Ensure that all exterior lighting is in working order
- Increase the lighting areas throughout the residential complex.
- Increase signage and speed barriers in all complexes.
- Increase police presence at all MHA public housing communities.
- Enhance security equipment at all sites
- Erect a 6-foot barrier with sliding entry and exit gates to assist in the safe keeping of vehicles and equipment

**Goal B - Improve Public Safety Awareness/Communication**

**Objectives-**

- Increase community awareness on public safety issues (violence, theft, illegal drug use, etc.)
- Expand communication methods for residents to report crime
- Expand communication methods for residents to express their questions, comments and concerns on public safety issues

**8) REAL ESTATE & DEVELOPMENT**

**Goal A - 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
- Expand the supply senior housing facilities
- Complete the disposition of obsolete properties in the MHA portfolio
- Seek opportunities to acquire and develop replacement housing for demolished units
- Partner with other nonprofit 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
- Focus on poverty deconcentration by seeking to develop mixed income housing in communities with better access to desirable amenities

**Goal B - 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 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
- 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

**Goal C - Implement a Rental Assistance Demonstration (RAD) 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

**Goal D - 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 current and 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

**Goal E - 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

**Goal F - 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:
  - 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

**9) RESIDENT SERVICES**

**Goal A - Promote Self-Sufficiency and Asset Development for Public Housing (PH) and Housing Choice Voucher (HCV) Families:**

**Objectives-**

- Conduct surveys to assess the needs of individual residents and families in the PH and HCV programs
- Increase the number of families employed from the previous reporting year
- Assist households with increasing their earned income
- Enroll 10 families in the HCV homeownership program, with 5 purchasing a home; assist 5 families with becoming homeowners, independent of MHA's homeownership program
- Present Homeownership seminars, from local mortgage companies and local realtors, to encourage future homeownership opportunities and participation in the HCV Homeownership program
- Increase participation in FSS and ROSS programs and establish more escrow accounts
- Coordinate monthly employment, education, and financial literacy workshops for adults and youth
- Share monthly calendars and other important information with all MHA residents through mass emails and text messaging
- Assist residents interested in entrepreneurial activities

**Goal B - Increase partnerships with service providers:**

**Objectives-**

- Connect residents with services in the community that promote wellness, education, employment, and financial literacy
- Partner with local organizations to provide senior programs for nutrition, health/wellness, exercise, & cooking, arts/crafts, etc.
- Complete MOUs to formalize partnerships with service providers that outline goals, objectives, and reporting requirements
- Ensure the PCC is fully functional and meetings are conducted quarterly, at minimum
- Forge relationships with higher learning institutions and technical schools

**10) COMMUNICATIONS**

**Goal A – Improve the development and distribution of communication and marketing materials:**

**Objectives-**

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

## 11) MIXED-FINANCE HOUSING DEVELOPMENT PLAN

### **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 CNI Transformation Plan was approved by HUD in 2023. MHA selected ITEX Group as its master developer partner in 2022 to lead its off-site development efforts for MHA in and around the Centennial Hill neighborhood.

Two mixed finance strategies for Paterson Court will be explored in the upcoming years and will be contingent upon whether MHA receives or does not receive CNI Implementation funds. If MHA does not receive Implementation funds, MHA's master developer will seek 9% tax credits over multiple years to complete existing sites at Columbus Square (formerly Trenholm Ct) and the Plaza at Centennial Hill (formerly Tulane Ct).

In addition, MHA will explore opportunities to utilize project-based voucher (PBV) units in Centennial Hill neighborhood on state-owned delinquent property that the City and/or State of Alabama owns as well as properties owned by others within the city. PBVs would be awarded through a procurement process. This scenario will result in a total of 200 units.

In the second scenario, in which MHA is awarded CNI Implementation funds, the total housing plan would include approximately 400 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 contemplate the award of 9% tax credits over multiple years 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.

### **DEVELOPMENT TEAM**

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**

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 the remaining portion of the site at Columbus Square and the final phase(s) of development at The Plaza at Centennial Hill. The redevelopment schedule for Columbus Square and The Plaza at Centennial Hill is heavily dependent upon the award of Low-Income Housing Tax Credits (LIHTC).

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 if MHA's developer partner successfully secures the 9% tax credits. 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**

	<p>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 Gardens 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.</p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>● 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.</li> <li>● Maximization of public and affordable housing opportunities for residents.</li> <li>● Maximization of the use of private financing, to minimize the investment of limited MHA resources.</li> <li>● Establishment of an avenue, to engage residents of all income levels and backgrounds, local institutions and other stakeholders in the revitalization effort.</li> <li>● Creation of employment and business opportunities for public housing residents,</li> <li>● 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.</li> <li>● Reflection of architectural and urban design standards of Montgomery neighborhoods,</li> <li>● recognizing applicable cost limitations.</li> <li>● Enhancement of the professional knowledge, skills and ability of the MHA development, financial and management staff.</li> <li>● Inclusion of the community and potential residents, throughout the development process.</li> <li>● Use of the principles of New Urbanism, whenever feasible, to establish an environmentally affable community that promotes diverse, compact, vibrant and mixed-use communities.</li> </ul> <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>Regarding the demolition and disposition activities planned for the upcoming year, MHA intends:</p> <ul style="list-style-type: none"> <li>● Submit a Section 18 Disposition or Disposition/Demolition application to HUD for Paterson Court.</li> <li>● Acquisition with or without Rehab, RAD transfer of assistance, 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 or the former Tulane 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.3</b></p>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><i>*See Annual Plan</i></p>



B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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>C. Other Document and/or Certification Requirements.</b>	
C.1	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b>DEFINITION OF "SIGNIFICANT AMENDMENT OR MODIFICATION"</b></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>
C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD-50077-SL</u>, <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><i>*See attachment</i></p>

<b>C.4</b>	<b>Required Submission for HUD FO Review.</b>  (a) Did the public challenge any elements of the Plan?  Y N <input type="checkbox"/> X  (b) If yes, include Challenged Elements.
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>

D.1

**Affirmatively Furthering Fair Housing.** (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

### Affirmatively Further Fair Housing Statement

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".

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 deconcentration of poverty, income-mixing, and opportunities for families to live in the various, diverse communities throughout the City of Montgomery.

#### Fair Housing Goal:

##### 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.



**FY 2024-2028**  
**PHA PLAN RAB &**  
**Resident Meeting**

Notices, Agenda, Minutes & Attendance



# RESIDENT ADVISORY BOARD

YOU ARE INVITED TO THE

# 2024

ANNUAL PLAN  
AND  
FIVE-YEAR  
ACTION PLAN  
MEETING



02 August 2023

AT 11:00 A.M.

MONTGOMERY HOUSING AUTHORITY  
BOARD ROOM  
525 SOUTH LAWRENCE STREET  
MONTGOMERY, AL 36104

This meeting will inform the residents of MHA's latest revisions to the PHA Plan for FY2024 and the 5-Year Action Plan.



[mhatoday.org](http://mhatoday.org)



(334) 313-5069



[jmoore@mhatoday.org](mailto:jmoore@mhatoday.org)

"MHA is required to submit an annual and 5-year plan on a yearly basis. The plans cover the agency's mission, goals, objectives, and progress. Each PHA is required to consult with and consider the recommendations of the Resident Advisory Board for any revisions or additions to the PHA plan."



**MONTGOMERY**  
HOUSING AUTHORITY

# 2024 DRAFT PUBLIC HOUSING AUTHORITY (PHA) PLAN MEETINGS

The Montgomery Housing Authority wants to hear from you regarding how we can make your community better.

## MEETING SCHEDULE

### THURSDAY AUGUST 10TH



**THE TERRACE**  
11:00 A.M.  
COMMUNITY ROOM



**TULANE GARDENS**  
4:00 P.M.  
COMMUNITY CENTER

### TUESDAY, AUGUST 15TH



**GIBBS EAST**  
4:00 P.M.  
COMMUNITY CENTER



**GIBBS WEST**  
6:00 P.M.  
COMMUNITY CENTER

### WEDNESDAY, AUGUST 16TH



**PATERSON COURT**  
4:00 P.M.  
COMMUNITY CENTER



**PARKS PLACE**  
6:00 P.M.  
COMMUNITY CENTER



#### CONTACT US

**JELANI J. MOORE**  
REAL ESTATE & DEVELOPMENT  
COORDINATOR  
(334) 206-7258 | CELL: (334)313-5069  
EMAIL: [JMOORE@MHATODAY.ORG](mailto:JMOORE@MHATODAY.ORG)  
[MHATODAY.ORG](http://MHATODAY.ORG)



# 2024 PHA Annual + 5-Year Plan RAB Meeting

11:00am | August 2, 2023 | MHA Central Office | 525 S Lawrence St. Montgomery, AL 36104

## I. Introductions

## II. 2024 PHA Plan

- a) Definition
- b) Overview

## III. New Activities

- a) CNI
- b) Acquisition
- c) Demolition/Disposition
- d) RAD
- e) Public Safety
- f) Project Based Vouchers (PBV)
- g) Resident Services
  - i) Family Self-Sufficiency (FSS)

## IV. 5-Year Action Plan

- a) Completed
- b) In Progress
- c) Proposed

## V. Questions + Comments

## VI. Adjournment

*\*Agency-wide PHA Plan meetings will take place onsite on August 10<sup>th</sup>, 15<sup>th</sup> and 16<sup>th</sup>*



## Questions & Comments

- 1) **If you have a resident [like I am] with a son, would he be able to participate in FSS?** *Your dependent must be on your current lease in order for the household to qualify for FSS.*
- 2) **You recently put A/C units in the apartments [Paterson Court], was that a Capital Fund project?** *No. MHA intends to maintain the Paterson Court property but not using CFP dollars unless it is an agency-wide project.*
- 3) **So, you will move everybody who's in Paterson Court to a better place?** *Yes.*
- 4) **Regarding the Terrace, a lot of times when it rains some of the apartments get wet. Is that because of the water pipe issue?** *We believe that is a separate issue from the water [pex] pipes. That issue seems to originate in the rain leaders at the front of the building. The MHA is aware of this issue and we will see that it is addressed.*
- 5) **Those cameras we have over there [the Terrace], do they work?** *We have had some incidents that haven't come up on the camera. Yes, the cameras do work. We have a passive surveillance program which means that no one is monitoring the system 24/7, rather, when there is an incident we will instead roll back the footage to examine it. Not all areas on a given property are covered by video surveillance but if the MHA identifies a particular problem area that is also a camera blind spot, we can install additional cameras.*
- 6) **The last time they came to service the camera I think they adjusted them and since then it has not been picking up footage the same way. Let us know if you feel a camera is inoperable or not picking up footage effectively so that MHA staff can address it.**
- 7) **The bathroom sinks [Parks Place] sit on the wall and they fall off easily. One fell and cut my arm a long time ago. Comment has been noted by MHA.**
- 8) **In my bathroom (Tulane) water comes down from upstairs and into the light. Complaint was noted my Asset Manager, Felicia Grandison.**
- 9) **You used to come to each site and give this presentation, do you no longer do that?** *The MHA will visit each site and present the presentation you saw today, however, we must first provide the presentation to the Resident Advisory Board (RAB).*



# MONTGOMERY

HOUSING AUTHORITY

## 2024 PHA Annual Plan RAB Meeting

August 2, 2023 | MHA Central Office | 525 S Lawrence St. Montgomery, AL 36104

### Sign In Sheet

Name	Email	Phone
Moore	Cmoore@mhatoday.org	(334) 266-7104
Scott Standenfer	wstandenfer@mhatoday.org	531-2628
Ashley Goldsby	agoldsby@mhatoday.org	334-832-6061
Latonya Surls	lsurls@mhatoday.org	334-306-4488
<del>Brittany Cooper</del>	bcooper@mhatoday.org	334-593-9620
Jelani Moore	jmoore@mhatoday.org	334-313-5069
Samresha Dubex (Parks)	Samreshadubex@gmail.com	334-487-0525
Felicia Grandison	fgrandison@mhatoday.org	334-799-4349
Rozanne Bradley (GF)		334-263-2097
Helma Moultrie (PC)		334 240 5323 Paterson
Brittney Staudemire	pochniel980@gmail.com	334-547-5241 Victor Tulane Cir.
Rechelle Toles Tierney	rechelle.toles@gmail.com	334 557 6235 Victor Tulane
Michelle McIntyre	diane.McIntyre@gmail.com	334) 318-8738



# MONTGOMERY

HOUSING AUTHORITY

## 2024 PHA 5-Year Plan RAB Meeting

August 2, 2023 | MHA Central Office | 525 S Lawrence St. Montgomery, AL 36104

### Sign In Sheet

Name	Email	Phone
Moore	Cmoore@mhatoday.org	(334) 206-7104
Scott Standerfer	Wstanderfer@mhatoday.org	334-531-2628
LATONYA SURLS	lsurls@mhatoday.org	334-306-4488
BRITTANY COOPER	bcooper@mhatoday.org	334-593-9620
Jelani Moore (MHA)	jmoore@mhatoday.org	334-313-5069
Sammsha Dues (Pais)	sammshadues@gmail.com	334-487-0585
Roosevelt Bradley (GF)		334-263-2097
Thelma Morfitt (PC)		334-240-5323
Brittney Stoudemire	poohpie1980@gmail.com	VICTOR TULANE CRT 334-547-5241
Rochelle Toles (RT)	rochelle.toles@gmail.com	334-557-6235
Woodrow Hughes	whughes@mhatoday.org	
Felicia MARTIN	fmartin@mhatoday.org	
DeKeesha Norman	dnorman@mhatoday.org	
Ashley Goldshe	agoldshe@mhatoday.org	221-022-1211





Paterson Court

## **2024 PHA Annual + 5-Year Plan Resident Meeting**

### **I. Introductions**

### **II. 2024 PHA Plan**

- a) Definition
- b) Overview

### **III. New Activities**

- a) CNI
- b) Acquisition
- c) Demolition/Disposition
- d) RAD
- e) Public Safety
- f) Admissions and Continued Occupancy Policy (ACOP)
- g) Project Based Vouchers (PBV)
- h) Resident Services
  - i) Family Self-Sufficiency (FSS)

### **IV. 5-Year Action Plan**

- a) Completed
- b) In Progress
- c) Proposed

### **V. Questions + Comments**

### **VI. Adjournment**

## Questions & Comments

- 1. Do you know when they are going to move us [residents] out [of Paterson Court]?**  
The relocation timeline for Paterson residents is subject to the receipt of the implementation grant. However, whether or not MHA receives the grant Paterson Court remains at the top of our list for resident relocation.
- 2. I work from 9am to 6pm and every time there is a meeting it is over at 6pm so I can't find out what's really going on.** We will work to provide minutes/transcripts for residents who are unable to attend community meetings in person.









## The Terrace

# 2024 PHA Annual + 5-Year Plan Resident Meeting

### **I. Introductions**

### **II. 2024 PHA Plan**

- a) Definition
- b) Overview

### **III. New Activities**

- a) CNI
- b) Acquisition
- c) Demolition/Disposition
- d) RAD
- e) Public Safety
- f) Admissions and Continued Occupancy Policy (ACOP)
- g) Project Based Vouchers (PBV)
- h) Resident Services
  - i) Family Self-Sufficiency (FSS)

### **IV. 5-Year Action Plan**

- a) Completed
- b) In Progress
- c) Proposed

### **V. Questions + Comments**

### **VI. Adjournment**

## Questions & Comments

- 1. It was my understanding that after so many years they would paint my apartment, is that correct?** *MHA tries to repaint units every seven years, however, the logistics of such a task have proven to be very cumbersome so standard practice right now is to repaint units at the time of turnover.*
- 2. If I wanted to transfer to a larger unit, why can't that be done?** *Though MHA allows for transfers, the reasoning must be due to a change in household composition or a safety/security concern. We do not move residents simply to address comfort.*
- 3. Does this building [the Terrace] have section 8 vouchers?** *No, the Terrace is a public housing community.*
- 4. Can seniors receive a Section 8 voucher?** *Yes.*







Gibbs West

## 2024 PHA Annual + 5-Year Plan Resident Meeting

- I. Introductions**
- II. 2024 PHA Plan**
  - a) Definition
  - b) Overview
- III. New Activities**
  - a) CNI
  - b) Acquisition
  - c) Demolition/Disposition
  - d) RAD
  - e) Public Safety
  - f) Admissions and Continued Occupancy Policy (ACOP)
  - g) Project Based Vouchers (PBV)
  - h) Resident Services
    - i) Family Self-Sufficiency (FSS)
- IV. 5-Year Action Plan**
  - a) Completed
  - b) In Progress
  - c) Proposed
- V. Questions + Comments**
- VI. Adjournment**

## Questions & Comments

- 1. Are there services available for first-time mothers (Assistance with finances, healthcare, childcare, etc.)?** There are services in place to assist first-time mothers as well as other individuals who are seeking assistance in various areas of independent living. We are also trying to increase our efforts in resident engagement beyond the head of household. If there are any other services that you [residents] are in need of, please bring it to the attention of MHA staff so that we can help you get the help you need in order to be self-sufficient.
- 2. I am new to Montgomery and my child goes to public school. My child has to walk to school 1.4 miles to school. When I inquired about transportation the school stated that no buses come here [Gibbs East]. There are a lot of people walking the streets, people doing crazy stuff, etc. My child had to miss the first few days of school. The school eventually had a bus come, but why is it that there is not a bus stop in the community? I can take them to school in the morning, but I don't get off work until 5:00pm so they need transportation in the afternoon. Resident Services will be in contact with you to work out a solution to this problem.**









Gibbs East

## 2024 PHA Annual + 5-Year Plan Resident Meeting

### I. Introductions

### II. 2024 PHA Plan

- a) Definition
- b) Overview

### III. New Activities

- a) CNI
- b) Acquisition
- c) Demolition/Disposition
- d) RAD
- e) Public Safety
- f) Admissions and Continued Occupancy Policy (ACOP)
- g) Project Based Vouchers (PBV)
- h) Resident Services
  - i) Family Self-Sufficiency (FSS)

### IV. 5-Year Action Plan

- a) Completed
- b) In Progress
- c) Proposed

### V. Questions + Comments

### VI. Adjournment

## Questions & Comments

- 1. Are there services available for first-time mothers (Assistance with finances, healthcare, childcare, etc.)?** There are services in place to assist first-time mothers as well as other individuals who are seeking assistance in various areas of independent living. We are also trying to increase our efforts in resident engagement beyond the head of household. If there are any other services that you [residents] are in need of, please bring it to the attention of MHA staff so that we can help you get the help you need in order to be self-sufficient.
- 2. I am new to Montgomery and my child goes to public school. My child has to walk to school 1.4 miles to school. When I inquired about transportation the school stated that no buses come here [Gibbs East]. There are a lot of people walking the streets, people doing crazy stuff, etc. My child had to miss the first few days of school. The school eventually had a bus come, but why is it that there is not a bus stop in the community? I can take them to school in the morning, but I don't get off work until 5:00pm so they need transportation in the afternoon. Resident Services will be in contact with you to work out a solution to this problem.**







## Parks Place

# 2024 PHA Annual + 5-Year Plan Resident Meeting

### **I. Introductions**

### **II. 2024 PHA Plan**

- a) Definition
- b) Overview

### **III. New Activities**

- a) CNI
- b) Acquisition
- c) Demolition/Disposition
- d) RAD
- e) Public Safety
- f) Admissions and Continued Occupancy Policy (ACOP)
- g) Project Based Vouchers (PBV)
- h) Resident Services
  - i) Family Self-Sufficiency (FSS)

### **IV. 5-Year Action Plan**

- a) Completed
- b) In Progress
- c) Proposed

### **V. Questions + Comments**

### **VI. Adjournment**



## Questions & Comments

1. **Our playground is fairly new but it looks old. There are a lot of kids coming in from outside the community [using our facilities]. Is there any way we can put some type of security on the playgrounds so only people who live here can use it? When you come to the resident meeting please submit your suggestions for what should be done in writing.**









# MONTGOMERY

HOUSING AUTHORITY

## Victor Tulane Gardens 2024 PHA Annual + 5-Year Plan Resident Meeting

- I. Introductions**
- II. 2024 PHA Plan**
  - a) Definition
  - b) Overview
- III. New Activities**
  - a) CNI
  - b) Acquisition
  - c) Demolition/Disposition
  - d) RAD
  - e) Public Safety
  - f) Admissions and Continued Occupancy Policy (ACOP)
  - g) Project Based Vouchers (PBV)
  - h) Resident Services
    - i) Family Self-Sufficiency (FSS)
- IV. 5-Year Action Plan**
  - a) Completed
  - b) In Progress
  - c) Proposed
- V. Questions + Comments**
- VI. Adjournment**



# MEMORANDUM

## Questions & Comments

No comments were received.







**FY 2024-2028**  
**PHA PLAN**  
**Public Comment**  
**Period & Public**  
**Hearing**

Notices, Agenda & Minutes



## PUBLIC NOTICE

### DRAFT FYB 2024 Annual Plan and Five-Year Plan and Capital Fund Program (CFP) 5-Year Action Plan 45-day Public Comment Period

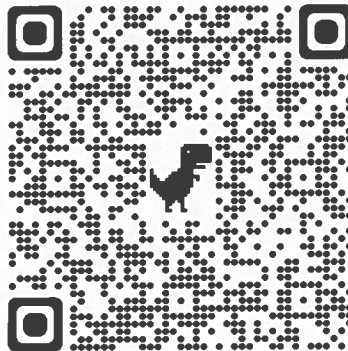
The Montgomery Housing Authority's FYB 2024 Annual, Five-Year Plan and CFP 5- Year (2024-2028) Action Plan has been updated and is available for public comments for the next 45 days, commencing on **Saturday, August 26, 2023, and ending Wednesday, October 11, 2023.**

The 2024 PHA Plan will be available for review on MHA's website at [www.mhatoday.org](http://www.mhatoday.org). All comments must be made in writing. Written comments must be received no later than 12:00 p.m. on Friday, October 13, 2023.

A Public Hearing is scheduled **Wednesday, October 25, 2023, at 2:00 P.M.** via Zoom. The Zoom information will be provided on our website an hour prior to the Public Hearing.

#### How to Submit Comments:

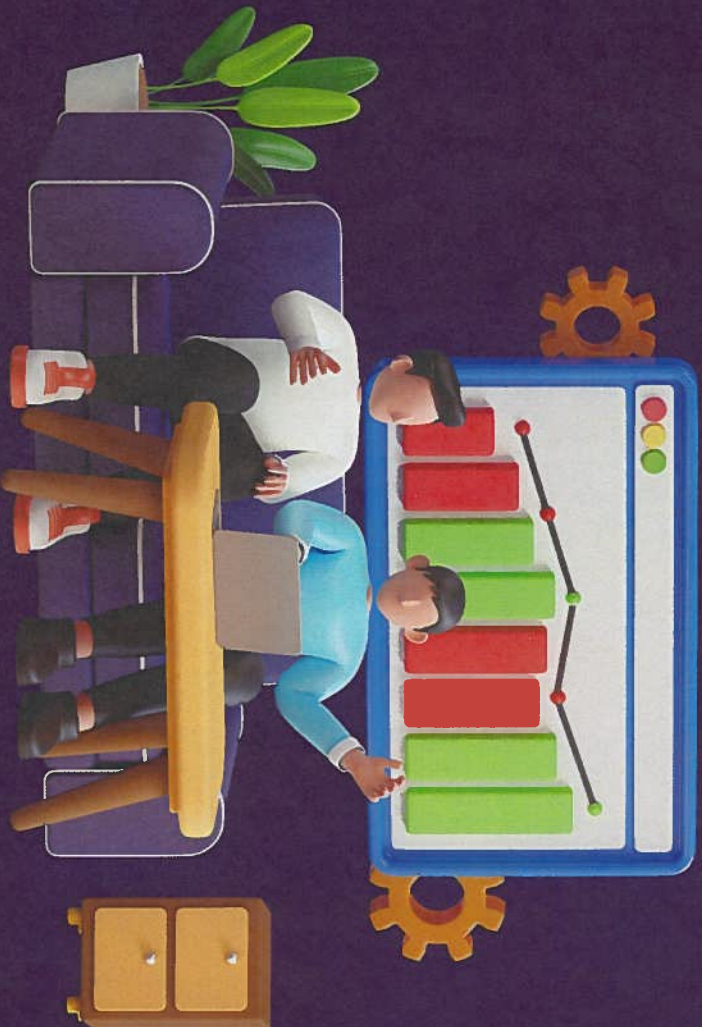
1. **In-Person:** Comment forms can be picked up at any MHA rent office or the MHA central office at 525 S. Lawrence, St. Montgomery, AL 36104. Forms can be submitted at any MHA rent office or central office.
2. **Mail:** You may draft your own written comment submission or pick up a comment form at any MHA rent office or at the MHA central office. Mailed forms must be addressed to Jelani Moore, Real Estate & Development Coordinator at 525 S. Lawrence St., Montgomery, AL. 36104.
3. **Email:** Send to [jmoore@mhatoday.org](mailto:jmoore@mhatoday.org) and use the subject heading "2024 PHA PLAN PUBLIC COMMENT".
4. **Online:** Scan the link below to complete the comment form online.



**\*\*All comment submissions must include full name, date of submission, address and at least one form of contact.**

# 2024 PHA PLAN PUBLIC HEARING NOTICE

RESIDENTS REQUIRED TO ATTEND



**WEDNESDAY  
OCTOBER 25**



**2:00 P.M.**

## THREE WAYS TO JOIN THE HEARING

**1**

CLICK HERE TO JOIN BY ZOOM  
MEETING ID: 867 0104 2104  
PASSCODE: 502099

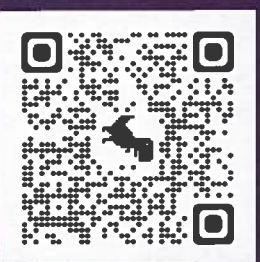
**2**

CALLING: (312) 626- 6799

**3**



SCAN ME



**JELANI J. MOORE**  
Real Estate & Development  
Coordinator  
(334) 206-7258 | (334) 313-5069  
Email: [jmoore@mhatoday.org](mailto:jmoore@mhatoday.org)

# Montgomery Advertiser

PART OF THE USA TODAY NETWORK

Daily-Montgomery, Montgomery County, AL

MONTGOMERY HOUSING AUTH  
525 S LAWRENCE ST  
MONTGOMERY, AL 36104  
ATTN CAMRY COURTLAND

E-Verify#: GCI1098875  
PROOF OF PUBLICATION

State of Alabama  
County of Montgomery:

Before the undersigned authority personally appeared said Legal Clerk who on oath, says that he/she is a personal representative of the Montgomery Advertiser, a daily newspaper published in Montgomery, Alabama: that the attached copy of advertisement, being a Legal in the matter of:

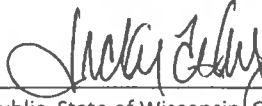
Ad Number: GCI1098875  
Was published in said newspaper in the issue(s) of:

**MGM – MONTGOMERY ADVERTISER**  
8/27/2023, 8/28/2023, 9/17/2023, 9/18/2023

Affiant further says that the said MONTGOMERY ADVERTISER is a newspaper published in said Montgomery County, Alabama, and that the said newspaper has heretofore been published in said Montgomery County, Alabama, and has been entered as second class matter at the Post Office in said Montgomery County, Alabama, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Now due on said account is \$1,883.70

Legal Clerk Subscribe and sworn before me this 18<sup>th</sup> day of September 2023

  
\_\_\_\_\_  
Notary Public, State of Wisconsin, County of Brown

9/19/23  
\_\_\_\_\_  
My Commission expires

VICKY FELTY  
Notary Public  
State of Wisconsin



Final Publication Date  
9/18/2023

Ad Number  
GCI1098875

Publication  
Montgomery Advertiser

Special Requests  
Attn: Camry Courtland

Market  
Montgomery

Delivery Method  
Both

Number of Affidavits Needed  
1

Customer Email  
ccourtland@mhatoday.org

Customer Name  
Montgomery Housing Authority

Customer Phone Number  
(334) 206-7276

Customer Address  
525 S Lawrence St  
Montgomery, AL 36104

Account Number (If Known)  
338134

Name  
Montgomery Housing Authority

Street  
525 S Lawrence St

City  
Montgomery

State  
AL

ZIP Code  
36104

Your Name  
Rose Urbach

Email Address  
rurbach@localiq.com



### **PUBLIC NOTICE**

DRAFT FYB 2024 Annual Plan and Five-Year  
Plan and Capital Fund Program (CFP) 5-Year  
Action Plan  
45-day Public Comment Period

The Montgomery Housing Authority's FYB 2024 Annual, Five-Year Plan and CFP 5- Year (2024-2028) Action Plan has been updated and is available for public comments for the next 45 days, commencing on **Saturday, August 26, 2023, and ending Wednesday, October 11, 2023.**

The 2024 PHA Plan will be available for review on MHA's website at [www.mhatoday.org](http://www.mhatoday.org). All comments must be made in writing. Written comments must be received no later than 12:00 p.m. on Friday, October 13, 2023.

A Public Hearing is scheduled **Wednesday, October 25, 2023, at 2:00 P.M.** via Zoom. The Zoom information will be provided on our website an hour prior to the Public Hearing.

#### **How to Submit Comments:**

- 1. In-Person:** Comment forms can be picked up at any MHA rent office or the MHA central office at 525 S. Lawrence, St. Montgomery, AL 36104. Forms can be submitted at any MHA rent office or central office.
- 2. Mail:** You may draft your own written comment submission or pick up a comment form at any MHA rent office or at the MHA central office. Mailed forms must be addressed to Jelani Moore, Real Estate & Development Coordinator at 525 S. Lawrence St., Montgomery, AL. 36104.
- 3. Email:** Send to [jmoore@mhatoday.org](mailto:jmoore@mhatoday.org) and use the subject heading "2024 PHA PLAN PUBLIC COMMENT".
- 4. Online:** Scan the link below to complete the comment form online.

**\*\*All comment submissions must include full name, date of submission, address and at least one form of contact.**





Glynis Tanner  
Acting President / CEO

John F. Knight, Jr.  
Chairman

# 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: Glynis Tanner, Acting President/CEO

SUBJECT: 2024 Annual and Five-Year Plan and Five-Year Action Plan

DATED: October 13, 2023

The Board of Commissioners and I invite you to a Public Hearing on **Wednesday, October 25, 2023**, at 2:00 P.M. via Zoom (link available on our website). The Public Hearing is being held to offer an opportunity for public comments, prior to finalizing the Montgomery Housing Authority's 2024 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](http://www.mhatoday.org).

We look forward to seeing you at the public hearing.

cc: Board of Commissioners, MHA  
Department Heads  
Property Managers

## Public Hearing Attendance

Name (Original Name)	User Email	Duration (Minutes)	Guest
Jelani Moore	jmoore@mhatoday.org	64	No
Felecia Grandison		3	Yes
Lakeishia Lewis		13	Yes
Samsung SM-S236DL		11	Yes
Brittany Cooper (Ashley Goldsby)	agoldsby@mhatoday.org	61	No
Glynis Tanner	gtanner@mhatoday.org	61	No
Ashley Goldsby	agoldsby@mhatoday.org	60	No
jgreen		60	Yes
13347819914		59	Yes
shaneiqua		56	Yes
Marcus Poole		59	Yes
Felecia Grandison	fgrandison@mhatoday.org	58	No
13345447693		7	Yes
Lisa's iPhone (2)		54	Yes
tadams		58	Yes
Felecia Martin	fmartin@mhatoday.org	57	No
whughes		57	Yes
J Fitts		57	Yes
13342949086		56	Yes
Zippora's iPhone		56	Yes
13346521102		5	Yes
13348331348		4	Yes
Ed Bertarelli		4	Yes
Audrey		53	Yes
Samsung SM-S236DL		3	Yes
Annemarie's iPhone		10	Yes
abell-webster		51	Yes
jday		50	Yes
13344507833		50	Yes
13348017050		30	Yes
Samsung SM-S236DL		49	Yes
Madeline Owens	mowens@mhatoday.org	46	No
Shirley smith		6	Yes
13342967958		44	Yes
Annemarie's iPhone		32	Yes
twani russell		39	Yes
13348283307		18	Yes
twani russell		1	Yes
Marquita Arrington		25	Yes
Asherur Dawson		14	Yes
13343544866		19	Yes
Noman Chaudhry		8	Yes
ajones		9	Yes

Recording ( In Waiting Room

	No
	No
	No
	No
Yes	No
Yes	No
Yes	No
Yes	No
	No
Yes	No
Yes	No
Yes	No
Yes	No
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	No
	No
Yes	No
Yes	No
	No
Yes	No
Yes	No



**FY 2024-2028**

**PHA PLAN**

**Certifications**

Civil Rights Certification, State & Local  
Certification, Certification of Compliance

**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 3/31/2024

**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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

The Montgomery Housing Authority  
PHA Name

AL006  
PHA Number/HA Code

I hereby certify that all the statement above, 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 Executive Director:

Glynis Tanner

Signature Glynis Tanner Date 10/26/2023

Name of Board Chairperson:

John F. Knight

Signature John F. Knight Date 11/14/23

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certifications of Compliance with  
PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2024, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
6. 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);



- 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; and
  - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. 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.
  12. 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.
  13. 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.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. 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.
  16. 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.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. 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.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. 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.
  21. 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).

The Montgomery Housing Authority  
 PHA Name

AL006  
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20 24

5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

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 Executive Director	Name Board Chairman
Glynis Tanner	John F. Knight
Signature <u>Glynis Tanner</u> Date <u>10-26-23</u>	Signature <u>[Handwritten Signature]</u> Date <u>11/14/23</u>

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**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

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  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
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- 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; and
  - 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 903.7(o)(1).
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  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
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  12. 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.
  13. 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.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. 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.
  16. 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.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. 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.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. 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.
  21. 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).

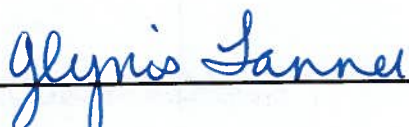

The Montgomery Housing Authority  
 PHA Name

AL006  
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20

5-Year PHA Plan for Fiscal Years 20 24 - 20 28

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 Executive Director		Name Board Chairman	
Glynis Tanner		John F. Knight	
Signature		Signature	
	Date <u>10-26-23</u>		Date <u>11/14/23</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**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 3/31/2024

**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 for fiscal years 2024-2028 and/or Annual PHA Plan for fiscal year 2023 of the Montgomery Housing Authority is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the  
City of Montgomery, Alabama


*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.


*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% of HAMFI with a housing cost burden greater than 50% of their income is 7,544 households. This overburdened group is served through Montgomery Housing Authority's (MHA) existing public housing inventory, Housing Choice Voucher (HCV) program, tenant-based vouchers, and mixed-finance housing development efforts. The MHA provides affordable housing for households at or below 30% of area median income in both public housing and HCV programs while also including income tiers in its development efforts for newly constructed mixed-finance communities to help ensure that the neediest families are given preference in the leasing process. Additionally, 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's PHA Annual and 5-Year Plan are in alignment and fully consistent with the City of Montgomery's 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	Title: Mayor of the City of Montgomery, Alabama
Signature: 	Date: 12.19.2023

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12/13 2023  
APPROVED AS TO FORM  
  
City Attorney  
for the City of Montgomery