

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

**A.1** PHA Name: Montgomery Housing Authority PHA Code: AL006  
 PHA Type:  Standard PHA  Troubled PHA  
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2024  
 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  
 Number of Public Housing (PH) Units 1184 Number of Housing Choice Vouchers (HCVs) 3120 Total Combined Units/Vouchers 4304  
 PHA Plan Submission Type:  Annual Submission  Revised Annual Submission

**Availability of Information.** 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.

**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. Plan Elements**

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

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

Y N

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

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

**Statement of Housing Needs and Strategy for Addressing Housing Needs**

MHA used information available through the U.S. Census, Comprehensive Housing Affordability Strategy (CHAS), the American Community Survey (ACS) , 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

<b>Population</b>	226,361
<b>Households</b>	92,407
<b>Median HH Income</b>	\$55,108
<b>Mean HH Income</b>	\$69,751
<b>Poverty Rate – Family</b>	9.1%
<b>Poverty Rate – Individual</b>	21.8%
<b>Vacancy Overall</b>	15.6%
<b>Vacancy Homeowner</b>	2.4%
<b>Vacancy Renter</b>	8.10%
<b>Median Home Value</b>	\$125,600
<b>Median Rent</b>	\$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 # Families	PBV % of total Families	Total HCV Families
<b>Waiting List Total</b>	<b>2638</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>	246	259	6.2%	84.5%	577	73.0%	
<b>Very low income (&gt;30% but &lt;=50% AMI)</b>	59	53	1.1%	12.7%	90	11.5%	
<b>Low income (&gt;50% but &lt;80% AMI)</b>	43	39	0.9%	2.1%	37	4.1%	
<b>Families with children</b>	1243	1009	52.1%	54.9%	1996	50.5%	
<b>Elderly families</b>	99	102	3.4%	5.5%	169	4.3%	
<b>Families with Disabilities</b>	394	275	14%	15%	667	16.9%	
<b>Race/ethnicity (White)</b>	122	53	4.5%	2.9%	197	5%	
<b>Race/ethnicity (Black)</b>	2406	1702	91.3%	92.6%	3572	90.3%	
<b>Race/ethnicity (Asian/Other)</b>	108	44	4.3%	3.2%	86	0.9%	
<b>Race/ethnicity (Hispanic)</b>	47	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
<u>Federal Grants:</u>		
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
<u>Prior Year Federal Grants (Unobligated Funds Only):</u>		
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 criminal behavior, MHA has begun a resident safety program to ensure the residents obtain and maintain a feeling of security and comfort. The program has several different aspects, many of which are ongoing. They are as follows:

- **Agency-Wide Facility Security Assessment:** The Facilities Security Assessment (FSA) is a comprehensive assessment of physical security conditions at all MHA communities to gauge which structural improvements could be implemented to increase safety and security on MHA’s public housing properties.
- **Physical Improvements:** MHA will seek to implement physical security improvements (fencing, bollards, gates, cameras, etc.) at its public housing sites to better control traffic flow and intrusion from non-residents.
- **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
- Development of The Plaza at Centennial Hill Phase III and Columbus Square Phase III to expand the availability of affordable housing
- In accordance with MHA's HCV Administrative Plan, MHA will award project-based vouchers to support its affordable housing development activities, specifically MHA will award 15 project based vouchers to the Columbus Square Phase III development and may award up to 100 additional project based vouchers to The Plaza at Centennial Phase III and/or other off-site developments by others.
- 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.

**Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD**

Under HUD's Rental Assistance Demonstration (RAD) program, MHA has received approval to convert units from the Public Housing program to Project-Based Vouchers (PBVs).

MHA has received a CAT (Conversion Awaiting Transfer) for a total of 147 units from the former Smiley Court public housing development. A portion of the 147 units may be used to develop additional housing on MHA-controlled properties (replacement housing for Paterson Court). A portion of the 147 units may be awarded through an Offsite RAD project-based voucher Request for Proposals.

Upon conversion of any RAD units MHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2019-23, REV-4; and PIH Notice 2016-17.

MHA certifies that that its sites will comply with the neighborhood review standards, and site selection standards set forth at 24 CFR § 983.57 | Appendix III of PIH-Notice H2019-09/PIH 2019-23 (HA), the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act.

MHA certifies that the sites selected will be suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto.

In conducting its review of site selection for a proposed project, the PHA will complete a review with respect to accessibility for persons with disabilities and the proposed site is consistent with disabilities and the proposed site is consistent with applicable accessibility standards under the Fair Housing Act, Section 504, and the ADA.

**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's developer partner was awarded 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]**

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.

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 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.**  
Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*, must be submitted by the PHA as an electronic attachment to the PHA Plan.  
*Please see attachment AL1006b01*

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 type="checkbox"/> <input checked="" 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.