



# **FY 2025 PHA Annual Plan**

<b>The Montgomery Housing Authority's Annual Plan</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>
--	---	--

<b>A. PHA Information.</b>																																																																									
<b>A.1</b>	<p> <b>PHA Name:</b> <u>Montgomery Housing Authority</u> <span style="float: right;"><b>PHA Code:</b> <u>AL006</u></span>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY) <u>04/2025</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>1184</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>3120</u> <b>Total Combined Units/Vouchers</b> <u>4304</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <b>The Montgomery Housing Authority (MHA) Annual Plan is provided for public view on our website <a href="http://www.mhatoday.org">www.mhatoday.org</a> and at the following locations:</b> </p> <table border="1" data-bbox="207 955 1360 1255"> <thead> <tr> <th>AMP NUMBER</th> <th>PROPERTY NAME</th> <th>PROPERTY ADDRESS</th> </tr> </thead> <tbody> <tr> <td>Main Office</td> <td>MHA Central Office</td> <td>525 S Lawrence Street, Montgomery, AL 36104</td> </tr> <tr> <td>AL006000002</td> <td>Parks Place</td> <td>660 Cleveland Ct. Montgomery, AL 36108</td> </tr> <tr> <td>AL006000004</td> <td>Paterson Court</td> <td>609 Winnie Street Montgomery, AL 36104</td> </tr> <tr> <td>AL006000006</td> <td>Gibbs Village East</td> <td>1701 Terminal Road Montgomery, AL 36108</td> </tr> <tr> <td>AL006000007</td> <td>Gibbs Village West</td> <td>2025 Terminal Road Montgomery, AL 36108</td> </tr> <tr> <td>AL006000009</td> <td>The Terrace</td> <td>1301 Adams Avenue Montgomery, AL 36104</td> </tr> <tr> <td>AL006000011</td> <td>Victor Tulane Gardens</td> <td>1101 Victor Tulane Cir, Montgomery AL 36104</td> </tr> <tr> <td>AL006000012</td> <td>The Plaza at Centennial Hill I</td> <td>515 Percy Drive Montgomery, AL 36104</td> </tr> <tr> <td>AL006000013</td> <td>The Plaza at Centennial Hill II</td> <td>515 Percy Drive Montgomery, AL 36104</td> </tr> <tr> <td>AL006000014</td> <td>Columbus Square I</td> <td>645 Columbus Street Montgomery, AL 36104</td> </tr> <tr> <td>AL006000015</td> <td>Columbus Square II</td> <td>645 Columbus Street Montgomery, AL 36104</td> </tr> </tbody> </table> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" data-bbox="191 1333 1440 1780"> <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:																							
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:																																																																									
<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, 14,255 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, 6,786.

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

Income Level	Number of Households
Household Income <=30% of AMI	14,255
Household Income >30 to <=50% AMI	9870
Household Income >50% but <80% of AMI	14,240

Source: Comprehensive Housing Affordability Strategy (CHAS) dataset, 2006-2020

<b>Population</b>	202,970
<b>Households</b>	79,865
<b>Median HH Income</b>	\$55108
<b>Mean HH Income</b>	\$65986
<b>Poverty Rate – Family</b>	9.1%
<b>Poverty Rate – Individual</b>	21.9%
<b>Vacancy Overall</b>	8.8%
<b>Vacancy Homeowner</b>	2.4%
<b>Vacancy Renter</b>	6.5%
<b>Median Home Value</b>	\$119,600
<b>Median Rent</b>	\$613

Source: US Census 2024/City of Montgomery, AL PY Consolidated Plan 2020-2024

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 6,786 households on the waiting list, 1,123 are extremely low income and 3,313 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 August 14, 2024

	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>804</b>	<b>76%</b>	<b>23%</b>	<b>3344</b>	<b>49%</b>	<b>4148</b>
<b>Extremely low income</b>							
<b>(&lt;=30% AMI)</b>	246	140	64%	36%	737	66%	
<b>Very low income</b>							
<b>(&gt;30% but &lt;=50% AMI)</b>	59	27	67%	31%	102	54%	
<b>Low income</b>							
<b>(&gt;50% but &lt;80% AMI)</b>	43	26	62%	38%	18	21%	
<b>Families with children</b>	1243	450	73%	27%	1620	49%	
<b>Elderly families</b>	99	34	74%	26%	158	54%	
<b>Families with Disabilities</b>	394	136	74%	26%	645	55%	
<b>Race/ethnicity (White)</b>	122	26	82%	18%	178	55%	
<b>Race/ethnicity (Black)</b>	2406	743	76%	24%	3003	49%	
<b>Race/ethnicity (Asian/Other)</b>	108	27	80%	20%	125	48%	
<b>Race/ethnicity (Hispanic)</b>	47	14	77%	23%	89	59%	

**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 4/01/2024. The 2024 and earlier Capital Fund amounts are the unobligated amounts as of 7/31/2024.

*HUD has not determined the 2024 funding levels. Values below are based on 2023 projected actual and are a reasonable estimate for 2024.*

Funding Source	Amount	Use
<i>Federal Grants:</i>		
Public Housing Operating Subsidy (95% HUD proration)	\$5,990,629	PH Operations
Public Housing Capital Fund Program-2024	\$4,054,159	PH Capital Improvement
Section 8 Housing Choice Voucher Tenant Based Assistance HAP (99% HUD proration)	\$26,648,689	HCV - HAP
Section 8 Emergency Housing Voucher	\$815,359	EHV-HAP
Section 8 Housing Choice Voucher Tenant Based Assistance Admin Fee (92% HUD proration)	\$2,512,000	HCV - Administration
Section 8 Emergency Housing Voucher Admin Fee	\$59,643	EHV- Administration
ROSS Grants	\$ 280,162	HCV/PH FSS Coordinator
<i>Prior Year Federal Grants (Unobligated Funds Only):</i>		
Public Housing Capital Fund Program-2019	\$127,717	PH Capital Improvement
Public Housing Capital Fund Program-2020	\$290,165	PH Capital Improvement
Public Housing Capital Fund Program-2022	\$384,756	PH Capital Improvement

Public Housing Capital Fund Program-2023	\$2,530,073	PH Capital Improvement
Public Housing Capital Fund Program-2024	\$4,054,159	PH Capital Improvement
<u>Other Sources:</u>		
Public Housing Dwelling Rental Income	\$ 1,731,000	PH Operations
Public Housing Other Tenant Charges & Misc. Income	\$ 455,050	PH Operations
<b>Total</b>	<b>\$49,933,561</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.
- **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 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.

**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
- Upgrade community centers [and amenities] at Gibbs East, Gibbs West, Paterson Court and Parks Place
- Implement a comprehensive landscaping plan for Gibbs Village East/West
- Install perimeter fencing and entry/exit gates at Gibbs Village East
- Replace PEX pipe plumbing and install additional water shut-offs at the Terrace
- Replace elevator[s] at the Terrace

*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
- Acquisition of vacant lots abutting Parks Place for the expansion of parking facilities.
- Install crosswalk[s] and street signage at Paterson Court to improve walkability and slow traffic through the residential corridors
- 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 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)
- MHA began exterior renovations on 316 units at Gibbs Village East. (Goal 1B)

**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:**

- The MHA Crime Line remains in effect and is ongoing. (Goal 7B)
- Neighborhood watch meetings are conducted monthly at each MHA public housing community. (Goal 7B)
- "What Are Your Thoughts" resident feedback program is ongoing. (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)

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

**Progress:**

- 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 acquired 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  
 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  
 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.



# **FY 2025-2029 PHA Five-Year Plan**

**The Montgomery  
Housing Authority's  
Five-Year 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

A.	PHA Information.																																																														
A.1	<p> <b>PHA Name:</b> The Montgomery Housing Authority <span style="float: right;"><b>PHA Code:</b> <u>AL006</u></span>  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/2025</u>  <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2025-2029</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission                 </p> <p> <b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.                 </p> <p> <b>The Montgomery Housing Authority (MHA) Annual Plan is provided for public view on our website <a href="http://www.mhatoday.org">www.mhatoday.org</a> and at the following locations:</b> </p> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th>AMP NUMBER</th> <th>PROPERTY NAME</th> <th>PROPERTY ADDRESS</th> </tr> </thead> <tbody> <tr> <td>Main Office</td> <td>MHA Central Office</td> <td>525 S. Lawrence Street, Montgomery, AL 36104</td> </tr> <tr> <td>AL006000002</td> <td>Parks Place</td> <td>660 Cleveland Ct. Montgomery, AL 36108</td> </tr> <tr> <td>AL006000004</td> <td>Paterson Court</td> <td>609 Winnie Street Montgomery, AL 36104</td> </tr> <tr> <td>AL006000006</td> <td>Gibbs Village East</td> <td>1701 Terminal Road Montgomery, AL 36108</td> </tr> <tr> <td>AL006000007</td> <td>Gibbs Village West</td> <td>2025 Terminal Road Montgomery, AL 36108</td> </tr> <tr> <td>AL006000009</td> <td>The Terrace</td> <td>1301 Adams Avenue Montgomery, AL 36104</td> </tr> <tr> <td>AL006000011</td> <td>Victor Tulane Gardens</td> <td>1101 Victor Tulane Cir, Montgomery AL 36104</td> </tr> <tr> <td>AL006000012</td> <td>The Plaza at Centennial Hill I</td> <td>515 Percy Drive Montgomery, AL 36104</td> </tr> <tr> <td>AL006000013</td> <td>The Plaza at Centennial Hill II</td> <td>515 Percy Drive Montgomery, AL 36104</td> </tr> <tr> <td>AL006000014</td> <td>Columbus Square I</td> <td>645 Columbus Street Montgomery, AL 36104</td> </tr> <tr> <td>AL006000015</td> <td>Columbus Square II</td> <td>645 Columbus Street Montgomery, AL 36104</td> </tr> </tbody> </table> <p style="margin-top: 10px;"> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below )                 </p> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2">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> </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:																	
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:																																																															

<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 1) at MHA controlled properties, including Columbus Square and 2) at off-site locations through an off-site RAD request for proposals;
- 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, and homeownership. Assist with creating 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) encourage families participation 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) refer to established GED preparation program for PH and HCV residents; (f) provide financial literacy to at least 30% of PH and HCV families, and provide youth financial literacy opportunities.

**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**



	<p>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.</p>
--	--

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
- Improve financial sustainability through conservative investments, cash management & partnerships

**4) PROCUREMENT**

**Goal A - Improve Procurement Operations**

**Objectives-**

- Continue to engage in community events to increase MBE participation

**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
- Revise onboarding process
- Implement outreach efforts to reach a diverse group of competent workers, when recruiting for vacancies
- Provide customer service training, to ensure overall improvement in customer service.
- To enhance company culture, develop strategies to promote team dynamics, unity and morale.
- Setting specific and measurable goals to increase staff retention.
- 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

**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 6-8 foot barrier with sliding entry and exit gates to assist in the safe keeping of vehicles and equipment as well as increased control and monitoring of traffic flow.

**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 of 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
- Utilize MHA's CAT (Conversion Awaiting Transfer) units for Columbus Square and other sites as appropriate
- Issue a request for proposals for off-site RAD project-based vouchers
- MHA to follow all required RAD regulations including site selection standards, accessibility standards and resident rights awarded under the RAD notice

**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 to renovate MHA's existing public housing stock (whenever necessary) to ensure safe and sanitary living conditions for MHA residents
- 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 families in the HCV homeownership program, with purchasing a home and also assist families with becoming homeowners, independent of MHA's homeownership program
- Host homeownership seminars provided by 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
- Increase the amount of participants with escrow accounts
- Coordinate & encourage participation in monthly employment, education, and financial literacy workshops for all MHA residents
- Encourage residents interested in entrepreneurial activities to the Small Business Development Center and other resources available
- Request a van that will hold at minimum 12 passengers or more to be able to transport
- Develop fully functioning Resident Council boards at each PH site

**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, & mental health, recreational activities, arts/crafts, etc.
- Complete MOUs to formalize partnerships with service providers that outline goals, objectives, and reporting requirements

- Increase the partner participation in the program coordinating committee in efforts to establish more services abroad
- 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**

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.

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

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

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

- Creation of rental units indistinguishable, in quality and visual appearance, from rental units for other levels of income in developments that are contiguous and integrated into the larger community.
- Maximization of public and affordable housing opportunities for residents.
- Maximization of the use of private financing, to minimize the investment of limited MHA resources.
- Establishment of an avenue, to engage residents of all income levels and backgrounds, local institutions and other stakeholders in the revitalization effort.
- Creation of employment and business opportunities for public housing residents,
- Resident-owned businesses and other minority/women-owned businesses that provide bona-fide commercial value to the project, such that residents and businesses obtain/build skills and experiences, through working with MHA-related development projects, that can be valuable in non-MHA-related work.
- Reflection of architectural and urban design standards of Montgomery neighborhoods,
- Recognizing applicable cost limitations.
- Enhancement of the professional knowledge, skills and ability of the MHA development, financial and management staff.
- Inclusion of the community and potential residents, throughout the development process.
- Use of the principles of New Urbanism, whenever feasible, to establish an environmentally affable community that promotes diverse, compact, vibrant and mixed-use communities.

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.

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.

Regarding the demolition and disposition activities planned for the upcoming year, MHA intends:

- Submit a Section 18 Disposition or Disposition/Demolition application to HUD for Paterson Court.
- Acquisition with or without Rehab, RAD transfer of assistance, and/or new construction for the development of replacement housing for Smiley Court.
- Submit additional disposition amendments, as necessary, for Phases III and IV of the former Trenholm Court or the former Tulane Court for development activities.

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>B.3</b>	<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>B.4</b>	<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>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<b>C.1</b>	<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>
<b>C.2</b>	<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>
<b>C.3</b>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, 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 2025-2029 PHA Five-Year Action Plan**



## SUMMARY OF 5-YR ACTION PLAN (2025-2029)

Budgets for the next five years were reviewed line-by-line to distinguish between capital funds (not maintenance dollars) and development activities funding. This proposed budget provides general knowledge of the items/areas that will be funded through our Capital Fund Budget Program. The items in this budget are subject to change based on the agency needs.

PROPERTY	ACTIVITY	2025	2026	2027	2028	2029
<b>Parks Place</b>						
	Unit Modernization: Interior – flooring, appliances					X
	Restore Exterior Building and Site Elements-painting			X		
	Site Acquisition for parking lot[s]	X				
	Rosa Parks Interpretive Center					X
	LED Conversion	X				
	Community Enhancement- community center amenity upgrades		X			
	Parking lot development	X				
<b>Gibbs Village-East</b>						
	Community Enhancement-install playgrounds, community center amenity upgrades			X		
	Restore Site Elements – sidewalks, handrails, signage, street resurfacing, paint and stripe parking lots	X				
	Unit Modernization: Interior – flooring, appliances, fixtures, interior door and cabinet replacement		X			
	Site Improvements – Landscaping, fencing/gates, signage	X				
<b>Gibbs Village-West</b>						
	Community Enhancement – Restore playground, community center amenity upgrades			X		
	Restore Exterior Building Elements – siding, trim, doors, cornice, exterior brick, handrails	X				
	Restore Site Elements – sidewalks, handrails, signage, street resurfacing, paint and stripe parking lots			X		

	Unit Modernization: Interior – flooring, appliances, fixtures, interior door and cabinet replacement		X			
	Construction of maintenance warehouse			X		
	Site Improvements – Landscaping, fencing/gates, signage		X			
<b>Victor Tulane Gardens</b>						
	Restore Site Elements – sidewalks, handrails, paint and stripe parking lots, fence		X			
	Upgrade playground equipment		X			
<b>The Terrace</b>						
	Restore Exterior Building & Site Elements – restore breezeway, plumbing repairs				X	
	Restore Interior Elements Interior – counters/cabinets, electrical, doors, painting, mechanical, tubs/showers/sinks, appliances			X		
	Community Enhancement – landscaping improvements		X			
	PEX pipe plumbing replacement	X				
	Elevator Replacement		X			
<b>Paterson Court</b>						
	Community Enhancement – community center amenity upgrades			X		
	Install Crosswalk[s] & Street Signage		X			
	Relocation				X	
	Disposition					X



# **FY 2025-2029 PHA PLAN RAB & Resident Meeting**

Notices, Agenda, Minutes & Attendance





## RESIDENT ADVISORY BOARD

YOUR PRESENCE IS  
REQUESTED AT MHA'S

2025

ANNUAL AND  
FIVE-YEAR

# ACTION PLAN MEETING

WEDNESDAY, AUGUST 7TH

11:00 A.M.

MHA CENTRAL OFFICE BOARD ROOM  
525 SOUTH LAWRENCE STREET  
LAWRENCE ST., MONTGOMERY, AL 36104

FOR MORE INFORMATION, CALL (334) 313-5069

# 2025 PHA ANNUAL AND FIVE-YEAR 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



TUESDAY, AUGUST 20  
**THE TERRACE**  
2:00 P.M.  
COMMUNITY ROOM



TUESDAY, AUGUST 20  
**TULANE GARDENS**  
5:00 P.M.  
COMMUNITY ROOM



WEDNESDAY, AUGUST 21  
**GIBBS EAST & GIBBS WEST**  
4:00 P.M.  
GIBBS EAST COMMUNITY CENTER



THURSDAY, AUGUST 22  
**PARKS PLACE**  
5:00 P.M.  
COMMUNITY CENTER



MONDAY, AUGUST 26  
**PATTERSON COURT**  
5:00 P.M.  
COMMUNITY CENTER



## CONTACT US

**JELANI J. MOORE**  
REAL ESTATE & PROJECT MANAGER  
(334) 206-7258 | CELL: (334)313-5069  
EMAIL: JMOORE@MHATODAY.ORG  
MHATODAY.ORG



## **2025 PHA RAB Visioning Agenda**

11:00am | August 7, 2024 | MHA Central Office | 525 S Lawrence St. Montgomery, AL 36104

### **I. Introductions**

### **II. 2025 PHA Plan**

- a) Definition
- b) Overview

### **III. SWOT Analysis**

### **IV. Discussion**

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

### **VI. Adjournment**



**MONTGOMERY**  
HOUSING AUTHORITY

## SWOT ANALYSIS

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> <li>• New units/renovations</li> <li>• Resident Council</li> <li>• Software</li> <li>• Community Partnerships</li> <li>• FSS Graduates</li> <li>• Landlord Engagement</li> <li>• Team Mentality</li> <li>• Less Homeless People</li> <li>• Communication Methods</li> <li>• Housing Stock</li> <li>• Board Stability</li> <li>• Flexibility</li> <li>• Finance</li> <li>• Great Benefits</li> <li>• Knowledge</li> <li>• Commitment/Desire</li> <li>• Entertainment Spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of Communication</li> <li>• Inconsistency</li> <li>• Adaptability</li> <li>• Customer Service</li> <li>• Teamwork/Unity</li> <li>• Safety/Security</li> <li>• Staffing/Capacity</li> <li>• Lack of grant knowledge</li> <li>• Assessing/addressing resident needs</li> <li>• Lack of grant knowledge</li> <li>• Community Buy-In</li> <li>• Employee Buy-In</li> <li>• Program Utilization</li> <li>• Delivery Outcomes</li> <li>• Maintenance</li> <li>• Safety Funding</li> <li>• Support Beyond Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Improved Customer Service</li> <li>• Residents Engagement</li> <li>• Community Engagement</li> <li>• Training</li> <li>• Community Outreach</li> <li>• Community Partnerships/Alliances</li> <li>• Safer Communities</li> <li>• Team building Workshops</li> <li>• Brainstorming sessions</li> <li>• Improved Public Perception</li> <li>• Funding</li> <li>• Crime</li> <li>• New Approaches/Creativity</li> <li>• Collaboration (internal and community)</li> <li>• Resident trust</li> <li>• Effective Communication</li> <li>• Strong Leader</li> <li>• Satisfaction</li> <li>• Resident Beliefs</li> <li>• Move to Work Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Unsafe Communities/Crime</li> <li>• Lack of Support</li> <li>• Lack of trust from partners</li> <li>• Lack of performance</li> <li>• Finances</li> <li>• Gun laws</li> <li>• Lack of unity</li> <li>• Few funding resources</li> <li>• Loss of grants</li> <li>• Lack of positive mental attitude/low morale</li> <li>• Promoting personal agendas</li> <li>• Deception</li> <li>• Employee Turnover</li> <li>• Poor communication</li> <li>• Timely Response</li> <li>• Comfort</li> <li>• Transitioning</li> </ul>



## 2025 PHA RAB Meeting Questions & Comments

11:00am | August 7, 2024 | MHA Central Office | 525 S Lawrence St. Montgomery, AL 36104

**1) Do the cameras work? My vice president's (Gibbs East) car was set on fire in front of her house. She asked to view the camera footage and has yet to see any footage. This was several months ago. We don't know if the cameras are working or not.**

*a. Yes, the cameras work. They are not for resident viewing. I never knew the vice president of Gibbs East was a female. I only knew of Mr. Arrington and his car was never set on fire. If it was, he never mentioned it. In any case, if a situation such as this ever happens, the police will notify MHA of any needed assistance. Additionally, they have access to our camera system.*

**2) We need more security to walk the property instead of riding through in their cars. They need to engage with the community and get to know the neighbors. (Gibbs East)**

*a. Gibbs East is a very large property. To constantly patrol it by foot would take an absorbent amount of time. Security currently roves the property which includes being stationary at times. If you are aware of a particular location that needs their attention, call the crime line at 3343873140 and we will address it.*

**3) There are kids not being watched. They are outside 5-6 in the morning. They are 4,5- and 6-year-olds. There's a lot of kids that are unparented. (Gibbs East)**

*a. We will refer parents to supportive classes and or parenting programs offered through the Family Guidance Center and any other resources that are available. Additionally, please report these types of incidents to MPD & Montgomery Housing Authority's safety department. You may call MHA's hotline anonymously to report cases of neglect and or unsupervised youth.*

**4) We have a lot of people speeding and kids unsupervised. Someone is going to get hit. They should've kept the speed bumps. (Gibbs East)**

*a. The streets belong to the city. In light of the city recently receiving a multi-million-dollar grant to invest in West Montgomery, we will coordinate to have the city invest in street improvements in your community.*

**5) At the Terrace, we'd like to see security get out of the car and walk the property. They just sit in the car and watch.**

*a. I will address this issue with the officers.*

**6) We have a lot of problems with teenagers, especially from dusk throughout the night. They walk the streets carrying long guns.**

*a. Unfortunately, the law as of January 1, 2023, allows this type of activity to take place. The only thing we can do is keep the police informed. When you see this, no matter what time, call the police. Many of you say it doesn't make a difference but if you do nothing, that doesn't help either. If you keep calling over and over again, eventually an officer will respond. It may not be immediate, but they will respond.*

**7) They took the benches from under the pavilion because kids are tearing it up. They took the [community] grills because people were abusing them. You say I have to remove my landscaping from the yard because it's getting too long. We keep having our amenities stripped away because of poor behavior from other people. It isn't fair.**

*a. Per management, the majority of the residents wanted the benches (tables) removed due to the number of persons hanging out under the gazebo that don't live on the property. They were consistently damaging the tables, causing us to have to replace them. It has been expressed by management that if a resident is planning to grill and use the gazebo, they will put the tables out for their use. The grills have not been removed, they are still there.*

**8) There's a lot of parents that don't care about their kids. I've had kids come to my apartment knocking on the door because their hungry or thirsty because they've been outside literally all day. They aren't feeding these kids. They're dirty. They have the same clothes on for days.**

*a. It is imperative that property management is notified along with a staff member from our Resident Services department when issues like this arise. Please make sure that these things are reported so that we can make a collaborative effort to resolve matters and make appropriate referrals.*

**9) MHA needs to put more enforcement on the head of household, especially when it comes to the children...some kind of three-strike rule. We [neighbors] cannot be responsible for other people's children. We have to do something about the parents.**

- a. *Please report any issues to your management team. If you know which household the children belong to or associate with, let management know and they will address the concerns.*

**10) When we have our monthly meetings it's always the same people. What else can the housing authority do to enforce mandatory attendance? It's always the same people showing up.**

- a. *Unfortunately, there is nothing in our regulation to enforce mandatory attendance. This has been something in discussion as to how we can enforce attendance. This may be something they want to bring up at the community meetings, to receive input or suggestions of what we can do. We are open to ideas.*

**11) My A/C is messed up. It's cold downstairs but it's burning up upstairs.**

- a. *MHA has recently implemented an in-house HVAC department. You should start seeing faster response times on HVAC repairs at your unit.*

**12) It takes forever to get new appliances. What can we do to improve the timeliness of delivery of new appliances?**

- a. *If there is a concern regarding the status of your appliance, please speak to your property manager first. If you are not satisfied with their response, please contact Mrs. Grandison at 334-593-1619.*

**13) The ant beds are horrible. There are jumping spiders everywhere. (Gibbs East, Tulane)**

- a. *We will inform our pest control contractor about this issue.*

**14) My breaker is always tripping. Sometimes it's on the inside, sometimes on the outside. Maintenance comes and fixes it but it happens all the time.**

- a. *What kind of electronics do you have plugged in? It may be that you have too many things plugged in. Try having less things plugged in and/or functioning at once. If it does not stop then, report it to MHA property management and we will investigate further.*

**15) Can y'all do something about the piss smell outside? There are grown men whipping it out and peeing all over the buildings in broad daylight.**

- a. *When you see this happening, whether you can identify them or not, please let management know.*

**16) We have an issue with dog feces (Tulane). I go outside and step in dog poop and I don't even own a dog. If they see dog poop in my yard I get charged for it.**

*a. If you are being charged for something of this nature, please discuss it with your property manager. They are your first point of contact. If it is not resolved, please reach out to Mrs. Grandison.*

**17)The kids don't have anything to do at Gibbs East. There's nothing to play with so they destroy other people's stuff. If they don't have anything to, do they make stuff up. They come and knock on your door and run. We have all that [green] space out there but nothing to do.**

*a. Adding playground amenities is part of the [5-Year] plan.*

**18)What can we do about the parking spots (Tulane)? Some are long and some are short. The one I park at is short so when my neighbors are having gatherings I can't park.**

*a. I am not sure about the length of parking spaces. The parking lot has been the same since they were built. I will refer this to the Real Estate Department to assess.*





# 2025 PHA Annual + 5-Year Plan Resident Meeting

Paterson Court | August 26<sup>th</sup>, 2024

## I. Introductions

## II. 2025 PHA Plan

- a) Definition
- b) Overview

## III. New Activities

- a) Project Based Vouchers (PBV)
- b) Public Safety
- c) Resident Services
- d) Choice Neighborhoods Initiative (CNI)
- e) Acquisition
- f) Demolition/Disposition
- g) RAD

## IV. 5-Year Action Plan

- a) Current Projects
- b) Upcoming Projects
- c) Pending Projects

## V. Questions + Comments

## VI. Adjournment

Comments –

- 1) **Why do you do 5-Year Plans every year? Five years ago, you said we'd be relocated within five years, but five years later we are still here.**
  - a. *MHA is on a rolling 5-year plan so that plan may change from year to year as opposed to a fixed 5-year plan where we would work on a set number of projects over a five-year period then make a new plan at the end of the five years. Regarding the relocation of Paterson Court residents, that will be addressed later in the presentation when we discuss the Choice Neighborhoods Initiative (CNI).*
- 2) **If we get a [HCV] voucher, can I use it to transfer to Gibbs Village?**
  - a. *No, Gibbs Village is public housing, not a Housing Choice Voucher (HCV) property.*
- 3) **We need 21 Jump [security] back, they used to patrol the neighborhoods regularly.**
  - a. *We have onsite security services, we also work with the Montgomery Police Dept. If you want additional city police patrols, please voice your concerns at the City Council meetings.*
- 4) **When is the next CNI grant going to be available?**
  - a. *At this point in time, HUD has not released the NOFO for the 2025 Implementation grant, but we might assume that said NOFO will be published by the winter of 2024.*
- 5) **When you say MHA needs support from the city to apply for the CNI, what does that entail?**
  - a. *There's not enough time in this meeting to go over the responsibilities and deliverables of the CNI co-applicant (the city). But essentially, we need a series of financial, service and administrative commitments.*
- 6) **The [repair] work they do out here is just patch work. They're not taking this community down, it's history.**
  - a. *You're right in that the MHA is only doing patchwork on Paterson Court. As mentioned earlier, Paterson Court is the 3<sup>rd</sup> oldest public housing community in the country. It's better to tear it down than to invest millions of dollars to renovate it. The CNI is one opportunity we have to reposition Paterson Court, but if the CNI doesn't work, we will explore additional options.*
- 7) **What about the brochures we received in the mail referring to something about a housing authority in Tennessee?**
  - a. *That was a notice from UPCS for inspections.*
- 8) **So...we aren't going to be relocated until 2025?**
  - a. *There's no timeline we can put on when Paterson Court residents will be relocated.*

**9) So, should we call someone [news station] to let them know how we're living?**

- a. *I advise against getting the media involved. All issues concerning the condition of your unit should be referred to the property manager. Issues regarding Paterson Court as a whole may be brought to the attention of the City Council but only as authorized representatives of the Paterson Court resident council.*

**10) How hard is it to get one of the Council members to come to one of our meetings?**

- a. *The property manager stated that she would contact the local city council rep. to attend the next Paterson Court community meeting.*







# 2025 PHA Annual + 5-Year Plan Resident Meeting

Parks Place | August 22<sup>nd</sup>, 2024

## **I. Introductions**

## **II. 2024 PHA Plan**

- a) Definition
- b) Overview

## **III. New Activities**

- a) Project Based Vouchers (PBV)
- b) Public Safety
- c) Resident Services
- d) Choice Neighborhoods Initiative (CNI)
- e) Acquisition
- f) Demolition/Disposition
- g) RAD

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

- a) Current Projects
- b) Upcoming Projects
- c) Pending Projects

## **V. Questions + Comments**

## **VI. Adjournment**

## Comments –

1) I called the police to report a crime [attempted vehicle theft], I never heard anything back from them. They said I was the third incident in a week, I feel like they should make announcements to the community to be aware of these things.

*a. Actually, your vehicle was the third in two days, and no the police didn't put any information out and that's something they need to practice doing a little bit more, letting people know what's going on in the neighborhood. When the area officer comes to the [resident] meetings, he does tell you what's going on and gives out little tid-bits of information about things you can do. I think the topic last month was actually stolen vehicles.*

2) Like the energy performance [contract], would that include things like seals on the doors? Like they started that but it seemed like all the doors weren't done. They did the back but the front of my house wasn't done. Would that be included in energy performance?

*a. It could be, we will look at that as an option.*

3) What about the blinds? They were supposed to change everybody's blinds...

*a. The blinds come out of the operating budget, that budget is by property. It is not a part of this [CFP] budget. But we will be discussing with the property managers and asset management director about upgrading the quality of blinds in general.*

4) For the parking...you said lots, are they going to build a deck or just a parking lot?

*a. Not a deck, just a flat parking lot.*

5) Will there be surveillance and everything?

*a. Yeah, cameras, lighting, all of that will be apart of it, though some of it will be phased in later. Cameras may be covered by separate grants.*

6) They [property managers] don't rewind the cameras back when you ask them. Last year an incident happened out here and I asked them could I see it [camera footage] because they said they caught it on camera, but they never did rewind the cameras. It didn't happen no more than an hour later and I said if it was just an hour, y'all [property managers] should be able to see it.

*a. The property managers don't have the authority to roll the cameras back. These cameras are for MHA investigative use, they are not for the public to see. The*

*police have access. If you have an incident and you call the police, the police can roll back the cameras because they have access. You cannot see the footage but an officer that is assigned to your case will review it for you.*









# 2025 PHA Annual + 5-Year Plan Resident Meeting

Victor Tulane Gardens | August 20<sup>th</sup>, 2024

## I. Introductions

## II. 2025 PHA Plan

- a) Definition
- b) Overview

## III. New Activities

- a) Project Based Vouchers (PBV)
- b) Public Safety
- c) Resident Services
- d) Choice Neighborhoods Initiative (CNI)
- e) Acquisition
- f) Demolition/Disposition
- g) RAD

## IV. 5-Year Action Plan

- a) Current Projects
- b) Upcoming Projects
- c) Pending Projects

## V. Questions + Comments

## VI. Adjournment

Comments –

*\*\*No residents attended\*\**



# MONTGOMERY

HOUSING AUTHORITY

## 2025 PHA 5-Year Plan Resident Meeting

August 20, 2024 | MHA Central Office | 525 S Lawrence St. Montgomery, AL 36104

Victor Tulane Gardens

### Sign In Sheet

Name	Email	Phone
Christy Moore	Cmoore@mhatoday.org	(334) 206-7101
Jelani Moore	jmoore@mhatoday.org	(234) 313-5069
Dekeesha Norman	dnorman@mhatoday.org	206 7185
Monica Murrin	mmurrin@mhatoday.org	(334) 799-4379
Felicia Grandson	fgrandson@mhatoday.org	
Glynis Tanner	gtanner@mhatoday.org	334 320 0703
BRITTANY COOPER	bcooper@mhatoday.org	206-7159
Nessa Day	nday@mhatoday.org	206-7159
Woodrow Hughes	whughes@mhatoday.org	



# MONTGOMERY

HOUSING AUTHORITY

## 2025 PHA Annual Plan Resident Meeting

August 20, 2024 | MHA Central Office | 525 S Lawrence St. Montgomery, AL 36104

Victor Tulane Gardens

### Sign In Sheet

Name	Email	Phone
Dekeesha Norman	dnorman@mhatoday.org	206-7185
Audreanna Watts	awatts@mhatoday.org	387-0412
Brittany Cooper	bcooper@mhatoday.org	206-7159
Christaly Moore	Cmoore@mhatoday.org	(334) 206-7104
Jelani Moore	JMOORE@mhatoday.org	(334) 313-5069
Monica Whiting	mwhiting@mhatoday.org	(334) 799-4379
Glynis Tanner	gtanner@mhatoday.org	334-320-0703
Feb Grant	Fgrant@mhatoday.org	
Woodrow Hughes	whughes@mhatoday.org	
Jesse Day	JDay@mhatoday.org	206-7159



# 2025 PHA Annual + 5-Year Plan Resident Meeting

The Terrace | August 20<sup>th</sup>, 2024

## **I. Introductions**

## **II. 2025 PHA Plan**

- a) Definition
- b) Overview

## **III. New Activities**

- a) Project Based Vouchers (PBV)
- b) Public Safety
- c) Resident Services
- d) Choice Neighborhoods Initiative (CNI)
- e) Acquisition
- f) Demolition/Disposition
- g) RAD

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

- a) Current Projects
- b) Upcoming Projects
- c) Pending Projects

## **V. Questions + Comments**

## **VI. Adjournment**

**Comments –**

**1) Elevator replacement is in the plan, is that in a 5-year period?**

*a. If it is in the 5-year plan then we plan to do within the next five years, at this time we cannot say exactly what physical year the activity will take place. We put it in the plan so that HUD recognizes that we plan to implement this activity within the next five years. It is not in the annual plan so it will not be an activity we implement in the year 2025.*

**2) We had a resident council meeting Thursday concerning what we talked about at the [Resident Advisory Board - RAB] meeting, is there still going to be a follow up meeting this Friday?**

*a. The Friday has been cancelled, but I've compiled all of your comments and will have each MHA Dept. Head respond accordingly to those responses and they will be distributed back to the RAB.*

**3) I heard what you said about a “public hearing”, where will that public hearing be held? Will we be notified?**

*a. The public hearing is on Zoom. You can attend right from your home. All MHA residents will be notified of the public hearing.*



# MONTGOMERY

HOUSING AUTHORITY

## 2025 PHA Annual Plan Resident Meeting

August 20, 2024 | MHA Central Office | 525 S Lawrence St. Montgomery, AL 36104

The Terrace

### Sign In Sheet

Name	Email	Phone
<del>William King</del>	Whart 4956	334 558 2685
Angelia Manner	ang@mha.gov	334-223-6024
Virginia Coley		<del>334-641</del>
Annette Campbell		
LARON King		
Betty m Gardner		
TED WITCH		
Shirley Bennett		334-647-5393
Fleen L Duncan		(334) 220-9537
Joan Ray		256-225-2699
X [Signature]		
Rochelle Joles	rochelle.joles@Gmail.com	(334) 557-6235
MARVIN NORMAN	—	943-1280
Ashley Goldsby	agoldsby@mhatoday.org	832-6061





# MONTGOMERY

HOUSING AUTHORITY

## 2025 PHA 5-Year Plan Resident Meeting

August 20, 2024 | MHA Central Office | 525 S Lawrence St. Montgomery, AL 36104

The Terrace

### Sign In Sheet

Name	Email	Phone
Yolanda Taylor	y+49134@gmail.com	334 84 09395
Lillie Spidell	Lillie Sp; 57eg@mail.com	334 - 5385515
John Sawyer		334-839-8932
Bertha Thompson	berthathompson <sup>307 d or moel</sup> -com	334) 221-3387
Beverly Gilson	Bgilson32@gmail.com	451-3599
John Earl Moore		334-593-5426
Shateha Pravo	spravo@mhatoday.org	334-206-7251
Felicia Grandison	Fgrandison@mhatoday.org	334-206-7200
Woodrow Hughes	whughes@mhatoday.org	206-7206
Christalyn Moore	Cmoore@mhatoday.org	(334) 206-7104
Monica Whitney	mwhitney@mhatoday.org	(334) 799-4379
Scott Standerfer	wstanderfer@mhatoday.org	334-531-2628
Jelani Moore	Jmoore@mhatoday.org	334-313-5069
Leon Pruvton		



# 2025 PHA Annual + 5-Year Plan Resident Meeting

Gibbs Village East & West | August 21<sup>st</sup>, 2024

## I. Introductions

## II. 2025 PHA Plan

- a) Definition
- b) Overview

## III. New Activities

- a) Project Based Vouchers (PBV)
- b) Public Safety
- c) Resident Services
- d) Choice Neighborhoods Initiative (CNI)
- e) Acquisition
- f) Demolition/Disposition
- g) RAD

## IV. 5-Year Action Plan

- a) Current Projects
- b) Upcoming Projects
- c) Pending Projects

## V. Questions + Comments

## VI. Adjournment

**Comments –**

*\*\*No Comments made. No questions asked.\*\**











**FY 2025-2029**  
**PHA PLAN**  
**Public Comment**  
**Period & Public**  
**Hearing**

Notices, Agenda & Minutes

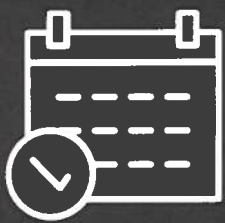
YOU ARE INVITED TO THE

**2025**

# PHA PLAN PUBLIC HEARING



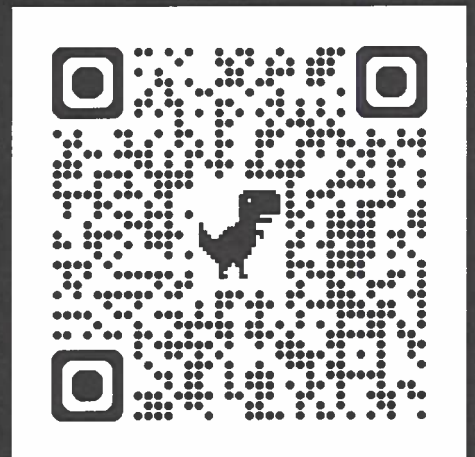
This meeting will inform residents of MHA's 2025 PHA Plan and revisions for the 2024 PHA Plan



**29**  
**OCT 2024**



THIS IS A  
ZOOM MEETING  
2:00 P.M.



MEETING ID: 860 0232 3501  
PASSCODE: 795787

## CONTACT



(334) 313-5069



jmoore@mhatoday.org



mhatoday.org



MHA is required to submit an Annual and Five-Year Plan on a yearly basis. The plans cover the agency's mission, goals, objectives, and progress, or additions to the PHA plan.



# DRAFT FYB 2025 ANNUAL PLAN AND CAPITAL FUND PROGRAM 5-YEAR AND 5-YEAR ACTION PLAN

The Montgomery Housing Authority's FYB 2025 Annual, Five-Year Plan and CFP 5-Year (2025-2029) Action Plan has been updated and is available for public comments for the next 45 days, commencing on

**SUNDAY, SEPTEMBER 1, 2024 - TUESDAY, OCTOBER 15, 2024**

**1 In-Person:** Comment forms can be picked up at any MHA rent office or the MHA central office at 525 S. Lawrence, St. 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 Project Manager at 525 S. Lawrence St., Montgomery, AL.

**3 Email:** Send to [jmoore@mhatoday.org](mailto:jmoore@mhatoday.org) and use the subject heading "2025 PHA PLAN PUBLIC COMMENT."

**4 Online:** Scan the link below to complete the comment form online.

## PUBLIC HEARING

Tuesday, October 29, 2024 2:00 p.m. via Zoom.  
The Zoom information will be provided on our website before the Public Hearing.





## PUBLIC NOTICE

### DRAFT FYB 2025 Annual Plan and Five-Year Plan and Capital Fund Program (CFP) 5-Year Action Plan 45-day Public Comment Period

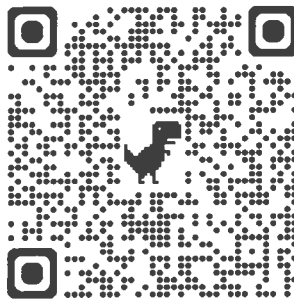
The Montgomery Housing Authority's FYB 2025 Annual, Five-Year Plan and CFP 5- Year (2025-2029) Action Plan has been updated and is available for public comments for the next 45 days, commencing on **Sunday, September 1, 2024, and ending Tuesday, October 15, 2024.**

The 2025 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 18, 2023.

A Public Hearing is scheduled **Tuesday, October 29, 2024, at 2:00 P.M.** via Zoom. The Zoom information will be provided on our website 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 Project Manager at 525 S. Lawrence St., Montgomery, AL. 36104.
3. **Email:** Send to [jmoore@mhatoday.org](mailto:jmoore@mhatoday.org) and use the subject heading "2025 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.**



Alabama  
GANNETT

PO Box 631247 Cincinnati, OH 45263-1247

**AFFIDAVIT OF PUBLICATION**

Camry Courtland  
Montgomery Housing Authority  
525 S Lawrence ST  
Montgomery AL 36104-4611

STATE OF ALABAMA, COUNTY OF MONTGOMERY

The Montgomery Advertiser, a newspaper published in the city of Montgomery, and of general circulation in the County of Montgomery, State of Alabama, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

09/01/2024, 09/29/2024

and that the fees charged are legal.  
Sworn to and subscribed before on 09/29/2024

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	\$349.32	
Tax Amount:	\$0.00	
Payment Cost:	\$349.32	
Order No:	10518692	# of Copies:
Customer No:	1127769	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

**PUBLIC NOTICE**

DRAFT FYB 2025 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 2025 Annual, Five-Year Plan and CFP 5-Year (2025-2029) Action Plan has been updated and is available for public comments for the next 45 days, commencing on Sunday, September 1, 2024, and ending Tuesday, October 15, 2024.

The 2025 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 18, 2023.

A Public Hearing is scheduled Tuesday, October 29, 2024, at 2:00 P.M. via Zoom. The Zoom information will be provided on our website 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 Project Manager at 525 S. Lawrence St., Montgomery, AL. 36104.
3. Email: Send to [imoore@mhatoday.org](mailto:imoore@mhatoday.org) and use the subject heading "2025 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.  
#10518692; 9/1, 9/29/2024

**NANCY HEYRMAN**  
Notary Public  
State of Wisconsin

**2025  
ANNUAL AND  
FIVE-YEAR PLAN  
AND  
2025-2029  
ACTION PLAN**



**MONTGOMERY**  
HOUSING AUTHORITY

525 SOUTH LAWRENCE STREET  
MONTGOMERY, ALABAMA 36104  
334-206-7200 | MHATODAY.ORG

# ZOOM MEETING ETIQUETTE

2025  
ANNUAL AND  
FIVE-YEAR PLAN  
AND  
2025-2029 ACTION PLAN



Mute your telephone

You cannot have your telephone and computer microphones on at the same time

Wait until the Q&A to ask questions

Use the “Chat” Feature to ask questions

Use the “Raise your hand” Feature in the zoom App to ask a question

# INTRODUCTION

**2025  
ANNUAL AND  
FIVE-YEAR PLAN  
AND  
2025-2029 ACTION PLAN**

**WELCOME**

**INTRODUCTION  
OF TEAM**

# PRESENTERS

## 2025 ANNUAL AND FIVE-YEAR PLAN AND 2025-2029 ACTION PLAN



### **INTRODUCTION**

GLYNIS TANNER  
ACTING PRESIDENT/CEO



### **PURPOSE OF AGENCY PLANNING PROCESS & FY 2024 PHA PLAN SIGNIFICANT AMENDMENTS**

JELANI MOORE  
RED PROJECT MANGER



### **HOUSING CHOICE VOUCHER (HCV) UPDATES**

DEKEESHA NORMAN  
ASSISTED HOUSING PROGRAM  
ADMINISTRATOR



### **PUBLIC SAFETY UPDATES**

JELANI MOORE, ON BEHALF OF:  
JESSE DAY  
DIRECTOR OF PUBLIC SAFETY



### **RESIDENT SERVICES UPDATES: HOME OWNERSHIP PROGRAM**

BRITTANY COOPER  
RESIDENT SERVICES



### **REAL ESTATE DEVELOPMENT UPDATE**

JELANI MOORE  
RED PROJECT MANAGER



### **CAPITAL FUND PROGRAM & 5-YEAR ACTION PLAN ACTIVITIES**

JELANI MOORE  
RED PROJECT MANAGER



### **FINAL Q&A AND CLOSING**

# PURPOSE OF THE AGENCY PLANNING PROCESS

## 2025 ANNUAL AND FIVE-YEAR PLAN AND 2025-2029 ACTION PLAN

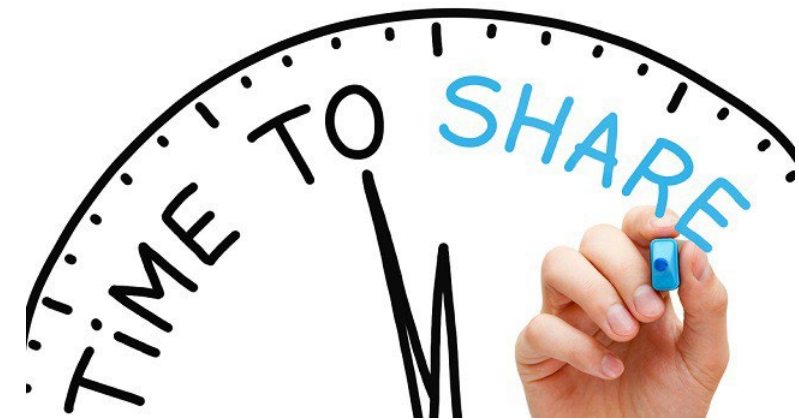
The **ANNUAL AND 5-YEAR PLAN** will outline the Agency's policies, programs, services, and strategies it intends to implement in fiscal year of 2025.

The **CAPITAL ACTION PLAN**, through our CFP (Capital Fund Program) describes strategic priorities, capital improvements, and redevelopment activities.

MHA is categorized as a **STANDARD PHA**.

### NEXT STEPS

- Presentation to the Board of Commissioners
- Submission to HUD





An overhead view of a long, light-colored wooden conference table. Three brown office chairs are positioned around the table. On the table, there are various office items: a white mouse and keyboard on the left, a laptop and a calculator on the right, a smartphone, a coffee cup, and some papers in the center. The background is a plain, light-colored wall.

# **Significant Amendment to the FY 2024 PHA Annual & 5-Year Plan**

# REVISIONS

2024  
ANNUAL PLAN  
&  
5-Year Plan


## **FY 2024 Annual Plan Significant Amendment:**

*“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...”*

## **FY 2024 5-Year Plan Significant Amendment:**

- Erect a 6-8 ft. barrier with sliding entry and exit gates to assist in the safe keeping of vehicles and equipment as well as establishing better control of traffic flow in and out of MHA communities.
- Implement site-wide landscaping plan at Gibbs Village East and West.
- Replace and repair plumbing features at the Terrace.

See revised plans at [www.mhatoday.org](http://www.mhatoday.org)



# HOUSING CHOICE VOUCHER (HCV)

# HOUSING CHOICE VOUCHER

## 2025 ANNUAL AND FIVE-YEAR PLAN AND 2025-2029 ACTION PLAN

Considering expansion of the PBV program in privately owned properties. Other efforts to increase the supply of affordable housing in Montgomery include:

- Reviewing PBVs under the Housing Choice Voucher program, in conjunction with joint partnerships with private owners
- Property acquisitions and new construction efforts

These efforts may also include joint partnerships with the private sector, to the extent such partnerships would benefit the MHA and create additional revenue streams for the agency. In the upcoming year MHA intends to issue an RFP for Project-Based Vouchers.





# **PUBLIC SAFETY**

# PUBLIC SAFETY

## 2025 ANNUAL AND FIVE-YEAR PLAN AND 2025-2029 ACTION PLAN

### PROPOSED SAFETY IMPROVEMENTS

- On-site Security Personnel
- Playgrounds/Ball Courts
- Fencing at Gibbs East/West

**CALL MHA CRIME LINE**

**(334) 387-3140**



### MEETING TIMES

GIBBS EAST.....	3 <sup>rd</sup> Wed. @ 5:00pm
GIBBS WEST.....	2 <sup>nd</sup> Tue. @ 5:00pm
PARKS PLACE.....	3 <sup>rd</sup> Thur. @ 5:00pm
TULANE.....	2 <sup>nd</sup> Wed. @ 5:00pm
THE TERRACE.....	2 <sup>nd</sup> Wed. @ 2:00pm
PATERSON COURT.....	2 <sup>nd</sup> Thur. @5:00pm



# **RESIDENT SERVICES UPDATES: Family Self-Sufficiency (FSS)**

# RESIDENT SERVICES UPDATES: Family Self-Sufficiency (FSS)

## 2025 ANNUAL AND FIVE-YEAR PLAN AND 2025-2029 ACTION PLAN

The Resident Services Department strives to improve the quality of life for program participants. Residents living within MHA's affordable housing communities. Residents are connected to community resources that can assist in several areas including job readiness, education, employment, financial stability, utility assistance, healthy living, and homeownership. Services are available to all public housing residents and Housing Choice Voucher (HCV).

The Resident Services Department continues to offer two self-sufficiency programs (ROSS-Resident Opportunities and Self-Sufficiency and FSS-Family Self Sufficiency). The ROSS Program is a short-term case management program available to all Public Housing residents. The FSS Program is a long term- (maximum of 5 years) case management program and is available to both Public Housing and HCV residents. Both programs are designed to develop individual plans to help families improve in the areas of education, employment, and financial literacy and ultimately become self-sufficient. The HCV Homeownership program is another program that is available to HCV residents. This program helps HCV tenants who may be interested in becoming a first-time homebuyer. The Resident Services Department play a major role in providing resources and helping residents to qualify for homeownership. Families can learn more about the programs by contacting the Resident Services Department at [resident\\_services@mhatoday.org](mailto:resident_services@mhatoday.org) or by phone at **334-387-2747**





# RESIDENT SERVICES UPDATES: Family Self-Sufficiency (FSS)

## 2025 ANNUAL AND FIVE-YEAR PLAN AND 2025-2029 ACTION PLAN

On May 17, 2022, HUD published the Family Self-Sufficiency (FSS) Final Rule in the Federal Register. This rule made significant changes to program funding, enrollment, escrow calculations, extension and graduation requirements. FSS is an employment-based program that enables HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. This program is open to all PH and HCV households.

### Funding

- Expands eligibility for program funding from only PH and HCV to now include multifamily (Project-Based Rental Assistance) owners as well
- Codifies 1:25 for first coordinator and 50 for each additional ratio
- Requires HUD to fund renewals before new/expansion

### Enrollment

- Expands eligibility for program enrollment from only the Head of Household to now any adult member of the household (Head of FSS Family) as designated by the family
  - One Contract of Participation (CoP) per family
  - Escrow goes to the person who signs the CoP
- ALLOWS Section 8(y) – HCV Homeownership participants to be in the FSS program
- Base Contract of Participation (CoP) is now 5 years “from the next rent certification after enrollment” (as opposed to 5 years from effective date)
- “120-day rule” is permanently gone. At enrollment, the most recent effective rent certification must be used to establish the baseline

# RESIDENT SERVICES UPDATES: Family Self-Sufficiency (FSS)

## 2025 ANNUAL AND FIVE-YEAR PLAN AND 2025-2029 ACTION PLAN

### Escrow

- Adds definitions for “Baseline Annual Earned Income,” “Baseline Monthly Rent,” “Current Annual Earned Income,” “Current Monthly Rent”
- Removes cap on increases in escrow monthly savings for families making between 50% and 80% of AMI
- Forfeited Escrow is no longer returned to the PHA, thus eliminating an incentive the PHA may have to not graduate families. Forfeited escrow now goes to a pot “to be used for the benefit of FSS Families” so may help with barrier reduction

### Extensions

- Expands “good cause” for extensions to include participants who are actively engaging in pursuing self-sufficiency goals (not only those who have had an impact that was out of their control) Graduation
- The “30% rule” as an option for graduation has been removed
- “Welfare-free” requirement is now at graduation, no longer 12 months
- Adds a disposition of the CoP - “Termination with FSS Escrow Disbursement” for families that become disabled or that port in situations where they cannot continue to FSS program, but have not yet met all required goals, etc.
- The Rule became effective 30 days from the date of publication, which was June 17, 2022. That was the first day that PHAs could apply the new policies and regulations. However, PHAs have 180 days, until November 14, 2022, to bring all of your policies (FSS action Plan) into compliance. The updated action plan must be submitted to HUD for approval no later than September 30, 2022.



  
**NORSTAR**  
**COLUMBUS SQUARE**  
**OWNER:**  
Columbus Square I, LLC  
200 S. Division Street  
Buffalo, NY 14204  
Norstar Development USA, L.P.  
200 S. Division Street  
Buffalo, NY 14204  
**Additional Funding Provided by:**  
Alabama Housing Finance Agency  
Montgomery Housing Authority  
City of Montgomery  
**ARCHITECT:**  
McKean & Associates, Architects, LLC  
2315 Eastchase Lane  
Montgomery, AL 36117  
Foshee Design & Construction, LLC  
44 Market Plaza, 8th Floor  
Montgomery, AL 36102  
**FUNDING BY:**  
 

# REAL ESTATE REPOSITIONING STRATEGIES & INITIATIVES

# REAL ESTATE REPOSITIONING STRATEGIES & INITIATIVES

2025  
ANNUAL AND  
FIVE-YEAR PLAN  
AND  
2025-2029 ACTION PLAN

## NEW ACTIVITIES

MHA may implement the following repositioning strategies, and undertake initiatives to include:

- Choice Neighborhoods Initiative (CNI)
- Section 18 Demolition/Disposition
- Property Acquisitions
- Rental Assistance Demonstration (RAD)



# Choice Neighborhoods Initiative (CNI)

## 2025 ANNUAL AND FIVE-YEAR PLAN AND 2025-2029 ACTION PLAN

### NEW ACTIVITIES

The **Choice Neighborhoods Initiative** awards competitive grants to redevelop severely distressed HUD housing, catalyze investments in the surrounding neighborhood, and improve the lives of residents of the HUD housing. To this end, Choice Neighborhoods is focused on three core goals:

- **Housing:** Replace severely distressed public and HUD-assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.
- **People:** Improve the lives of residents living in the target housing related to their income and employment, health, and education outcomes; and
- **Neighborhood:** Create strong, safe, sustainable and inclusive neighborhoods by investing in physical improvements which attract private investment, spur economic development and improve amenities and services for residents.



# REAL ESTATE REPOSITIONING STRATEGIES & INITIATIVES

2025  
ANNUAL AND  
FIVE-YEAR PLAN  
AND  
2025-2029 ACTION PLAN

## NEW ACTIVITIES

### SECTION 18 DEMOLITION/DISPOSITION

Is an inventory removal process authorized under Section 18 of the Housing Act of 1937, as amended and is governed by 24 CFR part 970. MHA may, as part of its efforts to provide new affordable housing, elect to dispose of vacant/excess land in its inventory. These include sites known as: Smiley Court, Cedar Park, Highland and Lister Hill.



# REAL ESTATE REPOSITIONING STRATEGIES & INITIATIVES

## 2025 ANNUAL AND FIVE-YEAR PLAN AND 2025-2029 ACTION PLAN

### NEW ACTIVITIES



#### **RAD/SECTION 18 BLEND**

Allows MHA to convert aged housing stock and build new housing utilizing Section 8 project-based voucher (PBV) assistance. The Section 18 blend will allow MHA to project-based voucher (PBV) assistance through Rental Assistance (RAD) conversion with assistance from tenant protection vouchers (TPVs) that are awarded through a Section 18 disposition approval.

MHA may utilize a blend of RAD and Section 18 disposition authority for comprehensive rehabilitation or replacement of units.

# REAL ESTATE REPOSITIONING STRATEGIES & INITIATIVES

## 2025 ANNUAL AND FIVE-YEAR PLAN AND 2025-2029 ACTION PLAN

### NEW ACTIVITIES

#### PROPERTY ACQUISITIONS

Through the acquisition of land, MHA may create and take advantage of opportunities to expand MHA's portfolio of housing while fostering the development of catalytic communities across the Montgomery metropolitan area and continue to promote poverty de-concentration.

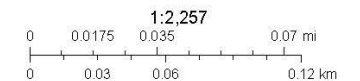
Currently, land acquisition opportunities are under review for the Parks Place community for the construction of additional parking facilities as well as opportunities for new development including but not limited to designated housing for the elderly.

Parks Place Property Acquisition Map



As of October 29, 2024

- Parks Place
- MHA-Owned
- Prospect







# CAPITAL FUND PROGRAM

# CAPITAL FUND PROGRAM

## 2025 ANNUAL AND FIVE-YEAR PLAN AND 2025-2029 ACTION PLAN

- CFP provides funds annually to PHAs
- PHAs that have units under an ACC are eligible to receive capital funds
- Capital funds may only be used for activities described in an approved 5-year action plan.

DEVELOPMENT	ACC
Parks Place	150
Paterson Court	200
Gibbs Village East	314
Gibbs Village West	188
The Terrace	90
Victor Tulane Gardens	102
Plaza at Centennial Hill I	66
Plaza at Centennial Hill II	42
Columbus Square I	10
Columbus Square II	25
<b>TOTAL</b>	<b>1187</b>



# 5-YEAR ACTION PLAN ACTIVITIES

# 5-YEAR ACTION PLAN ACTIVITIES

2025  
ANNUAL AND  
FIVE-YEAR PLAN  
AND  
2025-2029 ACTION PLAN

## PLANNING

- Exterior Modernization at Gibbs West
- Plumbing Repairs at the Terrace
- Perimeter Fencing/Gates for Gibbs East/West
- New Parking Lot Development at Parks Place
- Property Acquisition
- Proposals for New Development
- Vehicle Purchases
- More...!

## CURRENT ACTIVITIES

- **Exterior Modernization:** Gibbs East

# 5-YEAR ACTION PLAN ACTIVITIES

2025  
ANNUAL AND  
FIVE-YEAR PLAN  
AND  
2025-2029 ACTION PLAN

## FUTURE ACTIVITIES

### THE TERRACE

- Unit Modernization: PEX Pipe replacement
- Replace Elevators

### GIBBS VILLAGE EAST & WEST

- Unit Modernization: Interior – Kitchen counters/cabinets, window blinds
- Unit Modernization: Exterior (West) – painting, siding, doors, windows, soffits
- Site Elements: Perimeter Fencing/Gates, Landscaping
- Community Enhancement: install/upgrade playground(s), community center upgrades

### VICTOR TULANE GARDENS

- Playground upgrades

# 5-YEAR ACTION PLAN ACTIVITIES

2025  
ANNUAL AND  
FIVE-YEAR PLAN  
AND  
2025-2029 ACTION PLAN

## FUTURE ACTIVITIES

### PARKS PLACE

- Restore Exterior Building and Site Elements- painting, pressure washing

### PATERSON COURT

- See “Agency Wide” items...

### NEW DEVELOPMENT

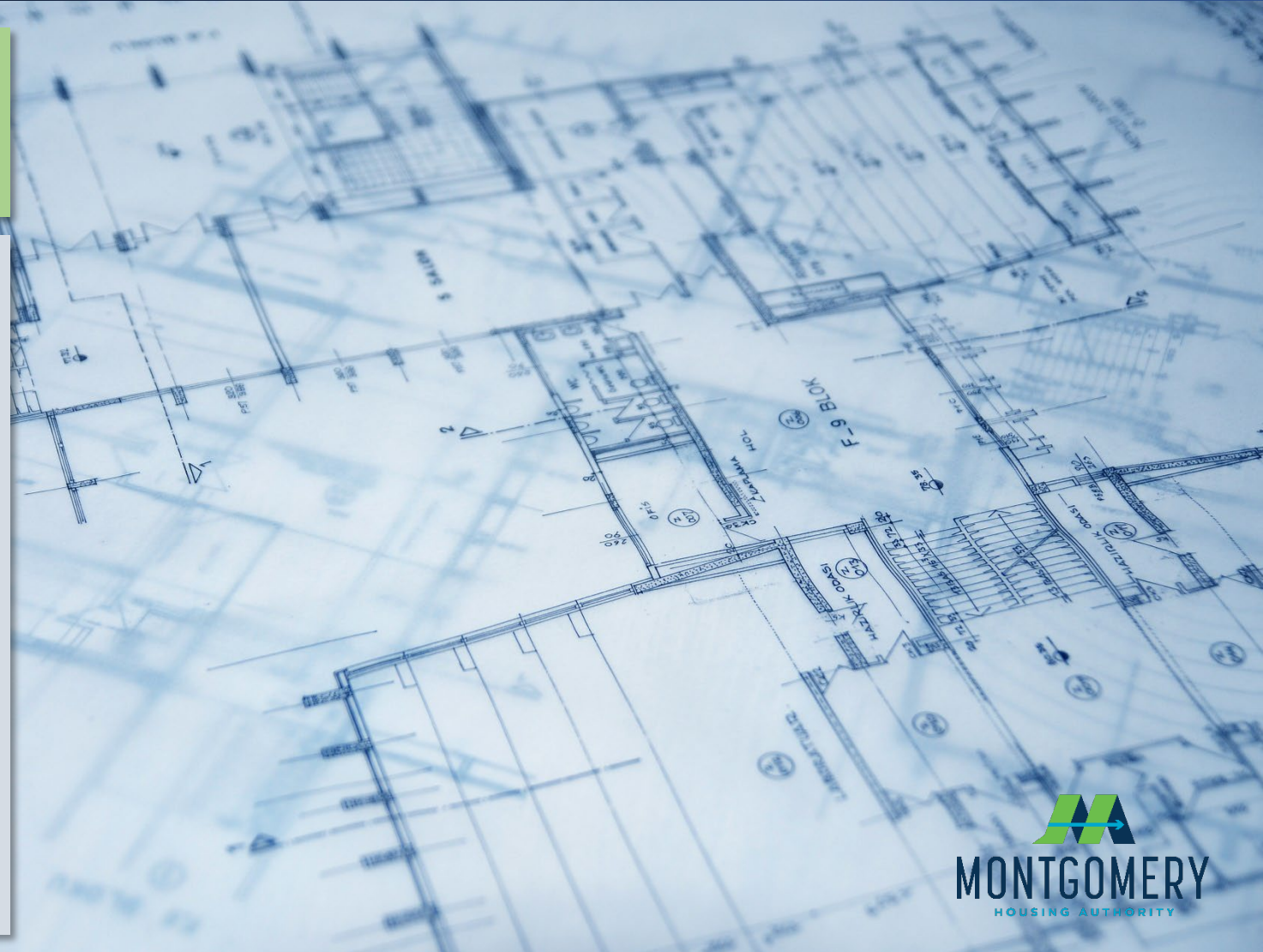
- Site Acquisition Parking Lot(s) – Parks Place
- De-concentration Efforts
- Maintenance Shop Construction – Gibbs West
- Senior Housing

# 5-YEAR ACTION PLAN ACTIVITIES

2025  
ANNUAL AND  
FIVE-YEAR PLAN  
AND  
2025-2029 ACTION PLAN

## FUTURE ACTIVITIES (agency-wide)

- Speed Bumps
- Resurface/restriping parking lots and roadways
- Curb painting
- Interior Upgrades
- Energy Performance Contract (EPC)
- Lighting Improvements
- Appliances
- Replace/Install signage (parking, numbering, ADA)



**Q&A**

**QUESTIONS &  
ANSWERS**



**MONTGOMERY**

**HOUSING AUTHORITY**



**THANK YOU  
FOR YOUR  
PARTICIPATION!**



FOR QUESTIONS AND/OR COMMENTS

EMAIL or CALL Jelani Moore:

[JMOORE@MHATODAY.ORG](mailto:JMOORE@MHATODAY.ORG)

(334) 313-5069



**FY 2025-2029**

**PHA PLAN**

**Certifications**

State & Local Certification, Certification of  
Compliance

PENDING HUD FORM 50077-SL

**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 2025, 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 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.
  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 25

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

Glynis Tanner

Signature

*Glynis Tanner*

Date

*9/11/24*

Name Board Chairman

John F. Knight

Signature

*John F. Knight*

*8/26/24*

Date

---

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.

**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 X 5-Year and/or    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 2025, 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 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.
  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\_\_\_\_

5-Year PHA Plan for Fiscal Years 20 25 - 20 29

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

Glynis Tanner

Signature

*Glynis Tanner*

Date

*9/11/24*

Name Board Chairman

John F. Knight

Signature

*[Handwritten Signature]*

Date

*8/20/24*



---

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.