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**2026-2030 PHA
Annual, 5-Year
& 5-Year Action**



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**FY 2026 PHA
Annual Plan**

The Montgomery Housing Authority's Annual Plan - DRAFT attachment AL1006v01	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires:
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A.	PHA Information.																																																																				
A.1	<p> PHA Name: <u>Montgomery Housing Authority</u> PHA Code: <u>AL006</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1184</u> Number of Housing Choice Vouchers (HCVs) <u>3120</u> Total Combined Units/Vouchers <u>4304</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> The Montgomery Housing Authority (MHA) Annual Plan is provided for public view on our website www.mhatoday.org and at the following locations: </p> <table border="1" data-bbox="228 1035 1373 1331"> <thead> <tr> <th>AMP NUMBER</th> <th>PROPERTY NAME</th> <th>PROPERTY ADDRESS</th> </tr> </thead> <tbody> <tr> <td>Main Office</td> <td>MHA Central Office</td> <td>525 S. Lawrence Street, Montgomery, AL 36104</td> </tr> <tr> <td>AL006000002</td> <td>Parks Place</td> <td>660 Cleveland Ct. Montgomery, AL 36108</td> </tr> <tr> <td>AL006000004</td> <td>Paterson Court</td> <td>609 Winnie Street Montgomery, AL 36104</td> </tr> <tr> <td>AL006000006</td> <td>Gibbs Village East</td> <td>1701 Terminal Road Montgomery, AL 36108</td> </tr> <tr> <td>AL006000007</td> <td>Gibbs Village West</td> <td>2025 Terminal Road Montgomery, AL 36108</td> </tr> <tr> <td>AL006000009</td> <td>The Terrace</td> <td>1301 Adams Avenue Montgomery, AL 36104</td> </tr> <tr> <td>AL006000011</td> <td>Victor Tulane Gardens</td> <td>1101 Victor Tulane Cir, Montgomery AL 36104</td> </tr> <tr> <td>AL006000012</td> <td>The Plaza at Centennial Hill I</td> <td>515 Percy Drive Montgomery, AL 36104</td> </tr> <tr> <td>AL006000013</td> <td>The Plaza at Centennial Hill II</td> <td>515 Percy Drive Montgomery, AL 36104</td> </tr> <tr> <td>AL006000014</td> <td>Columbus Square I</td> <td>645 Columbus Street Montgomery, AL 36104</td> </tr> <tr> <td>AL006000015</td> <td>Columbus Square II</td> <td>645 Columbus Street Montgomery, AL 36104</td> </tr> </tbody> </table> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" data-bbox="220 1409 1451 1854"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	AMP NUMBER	PROPERTY NAME	PROPERTY ADDRESS	Main Office	MHA Central Office	525 S. Lawrence Street, Montgomery, AL 36104	AL006000002	Parks Place	660 Cleveland Ct. Montgomery, AL 36108	AL006000004	Paterson Court	609 Winnie Street Montgomery, AL 36104	AL006000006	Gibbs Village East	1701 Terminal Road Montgomery, AL 36108	AL006000007	Gibbs Village West	2025 Terminal Road Montgomery, AL 36108	AL006000009	The Terrace	1301 Adams Avenue Montgomery, AL 36104	AL006000011	Victor Tulane Gardens	1101 Victor Tulane Cir, Montgomery AL 36104	AL006000012	The Plaza at Centennial Hill I	515 Percy Drive Montgomery, AL 36104	AL006000013	The Plaza at Centennial Hill II	515 Percy Drive Montgomery, AL 36104	AL006000014	Columbus Square I	645 Columbus Street Montgomery, AL 36104	AL006000015	Columbus Square II	645 Columbus Street Montgomery, AL 36104	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B. Plan Elements

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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, 12,675 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 (City) by Family type

Income Level	Number of Households
Household Income <=30% of AMI	12,675
Household Income >30 to <=50% AMI	9,965
Household Income >50% but <80% of AMI	11,630

Source: Comprehensive Housing Affordability Strategy (CHAS) dataset, 2017-2021

Population	202,970
Households	79,865
Median HH Income	\$59,292
Mean HH Income	\$89,447
Poverty Rate – Family	16.9%
Poverty Rate – Individual	22.5%
Vacancy Overall	12.9%
Vacancy Homeowner	0.7%
Vacancy Renter	13.6%
Median Home Value	\$197,700
Median Rent	\$1,110

Source: ACS 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.

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/Interior improvements at Gibbs Village East and West
- Signage upgrades at Gibbs Village East/West
- Implement a comprehensive landscaping plan for Gibbs Village East/West
- Install perimeter fencing and entry/exit gates at Gibbs Village East/West
- Replace PEX pipe plumbing and install additional water shut-offs at the Terrace
- Replace elevator[s] at the Terrace
- HVAC Flex piping replacement at Gibbs Village East/West
- Energy Performance Initiatives
- HVAC changeouts @ Tulane Gardens, Parks Place, Gibbs East/West
- Exterior painting Parks Place
- Door changeouts at Parks Place

Mixed Finance / Development

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

- Redevelopment of Paterson Court at off-site locations
- Acquisition of vacant lots abutting Parks Place for the expansion of parking facilities
- Development of additional parking facilities at Parks Place
- Increase MHA's internal capacity with new hires in the Real Estate Department
- Apply for CNI Implementation grant funds for Paterson Court
- 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

The MHA will draft a development plan for the future construction and/or acquisition of housing communities for senior citizens.

The MHA will explore 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 will revisit 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.

Occupancy by Police Officers

The MHA will explore opportunities to increase public safety by allowing police officers to occupy dwelling units within its public housing communities

Project-Based Vouchers

The MHA will consider the expansion of the PBV program in privately owned properties as part of its strategy to increase the supply of affordable housing. Additional efforts include:

- Reviewing PBVs under the Housing Choice Voucher program in partnership with private owners
- Pursuing property acquisitions and new construction efforts
- Exploring joint partnerships with the private sector where such collaborations would benefit MHA and create new revenue streams for the agency

Units with Approved Vacancies for Modernization

The MHA will seek HUD approval by submitting justification and timelines for units undergoing modernization.

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.

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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, Real Estate]

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 completed exterior renovations on 316 units at Gibbs Village East. (Goal 1B, 8F)
- MHA has begun exterior renovations on 190 units at Gibbs Village West. (Goal 1B, 8F)
- MHA has developed construction plans for elevator replacement at the Terrace senior living community. (Goal 8F)
- MHA has developed a comprehensive landscaping plan for Gibbs Village East and West. (Goal 1B)

HOUSING CHOICE VOUCHER (HCV) PROGRAM

Progress:

- MHA organized public workshops for landlords and tenants and highlighted the virtues of the HCV program to increase the level of participation. The attendance numbers for the quarterly-held workshops continues to reflect significant attendance during the 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)
- 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's development partner, ITEX, has begun construction on 60 new units at Columbus Square Phase III (Goal 8D)
- MHA has begun drafting construction plans for the development of a new parking lot at the Parks Place community (Goal 8E)

PROMOTION OF SELF-SUFFICIENCY
[Resident Services]

Progress:

- 155 families are participating in the combined Family Self-Sufficiency (FSS) program and about 300 public housing residents enrolled in the ROSS program. (Goal 9A)
- MHA conducted recruitment for its self-sufficiency programs with monthly mailings, emails, texting, door-to-door distribution, in-house tv monitor 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 2024, over 10,000 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 02/04/2025.

B.5 Most Recent Fiscal Year Audit.
(a) Were there any findings in the most recent FY Audit?
Y N

(b) If yes, please describe:

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) Comments.
(a) Did the RAB(s) have comments to the PHA Plan?
Y N

(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
Please see attachment AL1006b01

C.2 Certification by State or Local Officials.
[Form HUD 50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
Please see attachment

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

<p>C.4</p>	<p>Challenged Elements. 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>
<p>C.5</p>	<p>Troubled PHA.</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>
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>	

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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: Promote Agency Transparency and Educate Our Community About Public Housing Opportunities

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: Expand Supply of Affordable Housing for Seniors and Disabled Residents

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 2025, as part of its 2025-2029 Consolidated Plan. The AI identified seven impediments, one of which identifies an inadequate supply of affordable housing for elderly, veterans, homeless and disabled residents.

In light of this, the MHA will seek to develop a senior living facility as well as explore opportunities to issue Project-Based Vouchers in safe, accessible, senior-friendly neighborhoods.

Fair Housing Goal: Increase Availability of Affordable Housing

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.

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FY 2026-2030

PHA Five-Year

**The Montgomery
Housing Authority's
Five-Year Plan -
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attachment AL1006v01

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

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Expires:

A.	PHA Information.																																																																				
A.1	<p>PHA Name: The Montgomery Housing Authority PHA Code: <u>AL006</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2026</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Montgomery Housing Authority (MHA) Annual Plan is provided for public view on our website www.mhatoday.org and at the following locations:</p> <table border="1" style="width:100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th>AMP NUMBER</th> <th>PROPERTY NAME</th> <th>PROPERTY ADDRESS</th> </tr> </thead> <tbody> <tr> <td>Main Office</td> <td>MHA Central Office</td> <td>525 S. Lawrence Street, Montgomery, AL 36104</td> </tr> <tr> <td>AL006000002</td> <td>Parks Place</td> <td>660 Cleveland Ct. Montgomery, AL 36108</td> </tr> <tr> <td>AL006000004</td> <td>Paterson Court</td> <td>609 Winnie Street Montgomery, AL 36104</td> </tr> <tr> <td>AL006000006</td> <td>Gibbs Village East</td> <td>1701 Terminal Road Montgomery, AL 36108</td> </tr> <tr> <td>AL006000007</td> <td>Gibbs Village West</td> <td>2025 Terminal Road Montgomery, AL 36108</td> </tr> <tr> <td>AL006000009</td> <td>The Terrace</td> <td>1301 Adams Avenue Montgomery, AL 36104</td> </tr> <tr> <td>AL006000011</td> <td>Victor Tulane Gardens</td> <td>1101 Victor Tulane Cir, Montgomery AL 36104</td> </tr> <tr> <td>AL006000012</td> <td>The Plaza at Centennial Hill I</td> <td>515 Percy Drive Montgomery, AL 36104</td> </tr> <tr> <td>AL006000013</td> <td>The Plaza at Centennial Hill II</td> <td>515 Percy Drive Montgomery, AL 36104</td> </tr> <tr> <td>AL006000014</td> <td>Columbus Square I</td> <td>645 Columbus Street Montgomery, AL 36104</td> </tr> <tr> <td>AL006000015</td> <td>Columbus Square II</td> <td>645 Columbus Street Montgomery, AL 36104</td> </tr> </tbody> </table> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	AMP NUMBER	PROPERTY NAME	PROPERTY ADDRESS	Main Office	MHA Central Office	525 S. Lawrence Street, Montgomery, AL 36104	AL006000002	Parks Place	660 Cleveland Ct. Montgomery, AL 36108	AL006000004	Paterson Court	609 Winnie Street Montgomery, AL 36104	AL006000006	Gibbs Village East	1701 Terminal Road Montgomery, AL 36108	AL006000007	Gibbs Village West	2025 Terminal Road Montgomery, AL 36108	AL006000009	The Terrace	1301 Adams Avenue Montgomery, AL 36104	AL006000011	Victor Tulane Gardens	1101 Victor Tulane Cir, Montgomery AL 36104	AL006000012	The Plaza at Centennial Hill I	515 Percy Drive Montgomery, AL 36104	AL006000013	The Plaza at Centennial Hill II	515 Percy Drive Montgomery, AL 36104	AL006000014	Columbus Square I	645 Columbus Street Montgomery, AL 36104	AL006000015	Columbus Square II	645 Columbus Street Montgomery, AL 36104	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.					

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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 the 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 that 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 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

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.

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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 turnaround time to 14 days
- Complete emergency work orders within 24 hours, routine work orders within 3 days, and ensure UPCS inspection of 100% of dwelling units and systems
- Manage and maintain the systems to be inspected by the site and include them 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 the agency:

Objectives:

- Expand and improve technology use to strengthen communication between residents and the agency.
- Provide a revised, accessible, and resident-focused website that supports clear, timely, and high-quality communication.
- Develop and execute an agency-wide strategic communication plan that streamlines communication and reduces information gaps between residents, staff, and stakeholders.
- Leverage communication as a tool to enhance resident engagement, ensuring residents feel informed, included, and empowered to participate in agency initiatives.
- Respond to all resident and customer inquiries on the same day received or within 24 hours of submission.
- Review and update Communication Standard Operating Procedures (SOPs) to ensure consistency and effectiveness.
- Deliver important updates and information through digital announcements for faster and more efficient distribution.
- Encourage residents to sign up for digital messaging platforms to receive instant notifications and agency updates.
- Continue to promote and utilize online applications for public housing and assisted housing programs to improve accessibility and efficiency.

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 the maintenance team receives their Certified Manager of Maintenance (CMM) training
- Ensure the public housing management staff receive 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 the telephone tracking system software

Goal K – Improve vacancy reduction initiatives:

Objectives-

- Increase internal capacity
- Improve preventative maintenance tactics
- Internal restructuring of staff

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-

- Maintain the number of families participating in the HCV Homeownership Program
- Increase the number of families participating in the Family Self-Sufficiency program
- Forge relationships with mortgage lenders and realtor's associations.

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 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
- Redesign the onboarding experience to promote engagement, early success, and cultural alignment.
- Implement outreach efforts to reach a diverse group of competent workers, when recruiting for vacancies
- Provide ongoing customer service training to improve internal and external service interactions.
- Develop initiatives that build strong team dynamics, collaboration, and workplace morale.
- Create a structured plan for retaining top talent, including recognition, growth, and compensation tools.

- Improve communication across departments to increase transparency and staff engagement.
- Ensure all HAI-identified deficiencies are corrected within 30 days of notification.
- Implement a clear, actionable workplace diversity strategy that promotes equity, inclusion, and a culture where all employees feel valued and respected.
- Leverage data and analytics to guide HR decisions and measure impact.
- Promote employee wellness through accessible benefits, mental health resources, and work-life balance initiatives.
- Ensure all HR policies are current, inclusive, and aligned with organizational values and legal standards.

7) PUBLIC SAFETY

Goal A - Decrease crime in all public housing communities:

Objectives-

- Increase resident participation in public safety efforts through regular meetings, education, and various programs.
- Strengthen collaboration with local law enforcement to improve visibility, communication, and joint safety initiatives.
- Implement ongoing surveillance monitoring during and after business hours to enhance incident response and deterrence.
- Conduct regular inspections to ensure all exterior lighting is functional and promptly repaired.
- Expand lighting coverage throughout residential complexes, focusing on walkways, parking areas, and common spaces.
- Install additional signage and speed barriers across all complexes to improve traffic safety and discourage loitering.
- Increase police presence across all MHA public housing communities, particularly during evenings and weekends.
- Upgrade and expand security equipment at all sites, including surveillance cameras, motion detectors, and access controls.
- Erect a 6-8 foot barrier with electric 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 of public safety issues such as violence, theft, and illegal drug use through educational programs, community workshops, and informational materials.
- Expand communication methods for residents to report crime confidentially and efficiently.
- Develop and promote additional channels for residents to express questions, comments, and concerns regarding public safety, such as community forums, suggestion boxes, and digital feedback tools.

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/disabled 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 a 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 markets 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 number of participants with escrow accounts
- Coordinate & encourage participation in monthly employment, education, and financial literacy workshops for all MHA residents
- Request a van that will hold a minimum of 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 Multi-Channel Platforms by sharing agency information with residents, partners, and stakeholders through diverse communication platforms.
- Create targeted media and program materials for distribution via email, social media, the agency website, community calendars, and text messaging.
- Produce consistent brand identity in all agency-related printed materials reflecting the demographics of MHA residents, including seniors, youth, and other key groups.
- Ensure the agency website remains ADA-compliant and user-friendly for all residents and stakeholders.
- Release monthly newsletters and an annual magazine highlighting residents, agency services, opportunities, and programs.
- Develop and distribute materials that consistently communicate information about all MHA programs, including, but not limited Public Safety, Resident Services, Public Housing, Section 8, and general housing opportunities
- Provide translation options through the agency’s phone system and website to ensure equitable access to information for all residents.

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.

	<p>In addition to the redevelopment projects listed above, the Housing Authority also investigated the feasibility to add more affordable housing units to its portfolio, through acquisition and rehab and/or new construction projects and joint public/private partnerships. Multiple sites are currently under review for financial feasibility.</p> <p>Other efforts to increase the supply of affordable housing in Montgomery, include reviewing PBVs, under the HCV program. These efforts may also include issuing an RFP for PBVs, through joint partnerships with the private sector, to the extent such partnerships would benefit the MHA and create additional revenue streams for the agency.</p> <p>Regarding the demolition and disposition activities planned for the upcoming year, MHA intends:</p> <ul style="list-style-type: none"> ● 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. <p>Finally, MHA previously received disposition approval from HUD for the sale of the Cedar Park property. This property is the former site of 230 public housing units that were previously demolished in 2003. The Housing Authority intends to work with the non-profit community to discuss using the property for a commensurate public benefit.</p>
<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><i>*See Annual Plan</i></p>
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>MHA will continue to comply with all requirements of HUD’s VAWA and its amendments. Public Housing residents are briefed on the VAWA Policy and Lease Addendum at the time of lease-up. MHA will refer Public Housing residents impacted by VAWA to the local Sunshine Center for counseling assistance and will seek additional community partnerships to provide services to the families affected by domestic violence.</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>DEFINITION OF “SIGNIFICANT AMENDMENT OR MODIFICATION”</p> <p>MHA defines “significant amendment or modification” as changes to its plans or policies which fundamentally alter the mission, goals or objectives of the Agency including; changes to the rent or admissions policies or organization of the waiting lists; additions of non-emergency work items or changes in use of replacement reserve funds under the Capital Fund; additions of new activities not included in the current Plan; and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</p> <p>In addition to the criteria established by the PHA, a proposed demolition, disposition, homeownership, capital fund financing, development, or mixed finance proposal is considered by HUD to be significant amendment to the CFP 5-Year Action Plan based on the Capital Fund Final Rule</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 Action 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 Action 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>

<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</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>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><i>*See attachment</i></p>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</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>(b) If yes, include Challenged Elements.</p>
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>	

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: Promote Agency Transparency and Educate Our Community About Public Housing Opportunities

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: Expand Supply of Affordable Housing for Seniors and Disabled Residents

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 2025, as part of its 2025-2029 Consolidated Plan. The AI identified seven impediments, one of which identifies an inadequate supply of affordable housing for elderly, veterans, homeless and disabled residents.

In light of this, the MHA will seek to develop a senior living facility as well as explore opportunities to issue Project-Based Vouchers in safe, accessible, senior-friendly neighborhoods.

Fair Housing Goal: *Increase Availability of Affordable Housing*

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.



DRAFT

FY 2026-2030

PHA Five-Year

Action Plan



SUMMARY OF 5-YR ACTION PLAN (2026-2030)

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	2026	2027	2028	2029	2030
Parks Place						
	Site Improvements - Signage replacement	X				
	Parking lot development	X				
	Restore Exterior Building and Site Elements-painting				X	
	Site Acquisition for parking lot[s]				X	
	Replace exterior doors			X		
	Install new toilets					X
	Install digital door locks					X
Gibbs Village-East						
	Community Enhancement-install playgrounds				X	
	Install perimeter security fencing and gates	X				
	Unit Modernization: Interior – flooring, appliances, fixtures, interior door and cabinet replacement		X			
	Unit Upgrades: Interior – Replace kitchen countertops, blind replacement, tub surrounds	X				
	Resident relocation and mobility assistance		X			
	Site Improvements – Landscaping	X				
	HVAC Flex line replacement	X	X			
	New parking lot overlay					X
Gibbs Village-West						
	Community Enhancement – Install playground			X		

	Site Improvements – Signage replacement		X			
	Unit Modernization: Interior – flooring, appliances, fixtures, interior door and cabinet replacement				X	
	Unit Upgrades: Interior – Replace kitchen countertops, blind replacement, tub surrounds			X		
	Resident relocation and mobility assistance			X		
	Construction of maintenance warehouse	X				
	Site Improvements – Landscaping	X				
	Site Improvements – Perimeter fencing/gates		X	X		
	HVAC Flex line replacement	X				
	New parking lot overlay					X
Victor Tulane Gardens						
	Dwelling Unit Appliance – HVAC replacement			X		
	Install exterior digital door locks			X		
	Exterior Improvements – Siding replacement					X
	New parking lot overlay/asphalt					X
The Terrace						
	Elevator Replacement	X	X			
	Install new low-flow toilets					X
Paterson Court						
	Relocation					X
	Disposition					X



FY 2026-2030 PHA PLAN RAB & Resident Meetings

Notices, Agenda, Minutes & Attendance



2026 PHA RAB Meeting Questions & Comments

11:00am | August 12, 2025 | MHA Central Office | 525 S Lawrence St. Montgomery, AL 36104

The Montgomery Housing Authority (MHA) staff met with the Resident Advisory Board (RAB) on August 12, 2025, at 11:00 am at MHA's central office to review and discuss the 2026 PHA annual, 5-year and 5-year action plan. During the meeting the plan was presented via PowerPoint by MHA staff and opened for questions and comments from RAB members. All questions were answered immediately in the meeting or later during the on-site resident meetings after more information was gathered. All comments were documented and incorporated into MHA's future policy and development implementations as feasible. The resident comments/questions are as follows:

Public Housing

1) If they have more than one pet would that be \$250 per pet?

a. Yes

2) It doesn't matter what kind of pet; one pet is \$250?

a. Yes

3) Are there fines for not picking up after your pet?

a. Yes. It's a \$10 dollar fee.

4) Can we look at getting trash bins or something on the property so people can dispose of their pet waste?

a. We can explore that option.

5) Is there a fine if someone has a restricted breed or too many pets?

a. They will get a 14-day lease termination notice.

6) What if someone already has a restricted breed on the property?

a. They are probably not registered. If they're not, the property managers will be enforcing the lease policy.

7) Are the restricted breeds listed totally off limits? They can't bring them in as a puppy?

- a. *The restricted breeds are restricted at any age/size. However, support animals are not subject to breed restrictions. The resident must have proper documentation to prove that they are support animals.*

Real Estate

8) When will we be able to look at the design of the [new fence at Gibbs East]? Is it strong enough?

- a. *The construction drawings are still under development by the architect. When we get closer to getting the project package together we will show images [to residents]. We are using a very strong gauge of steel designed for security fencing but with a mix of ornamental and security aesthetics.*

9) Will there be something in the street to control speed [at Gibbs East]?

- a. *The city can replace speed bumps where they currently exist. The streets in Gibbs East belong to the city of Montgomery, not MHA.*

10) We are getting a lot of air escaping and insects getting in around the windows and doors [at Tulane Gardens]. What can we do about that?

- a. *We will look into that. We installed new weather stripping around the doors at that property in the past, but we will assess further.*

11) Do you have an update on the Terrace [plumbing repair] situation?

- a. *We have submitted the contract award to the contractor. Once it is signed and a few outstanding documents are provided, we will issue a notice to proceed. Said notice will be after all Terrace residents have been given two weeks to prepare for relocation.*



2026 PHA Annual, 5-Year & 5-Year Action Plan RAB Meeting

MHA Central Office | August 12th, 2025 | 11:00am

I. Introductions

II. 2026 PHA Plan

- a) Definition
- b) Overview

III. New Activities

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

IV. 5-Year Action Plan

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

V. Questions + Comments

VI. Adjournment



2026 PHA Annual, 5-Year, & 5-Year Action Plan RAB Meeting

August 12, 2025 | MHA Central Office | 525 S Lawrence St. Montgomery, AL 36104

Sign In Sheet

Name	Email	Phone
Sheila S. Aull	sheilaull1@yahoo.com	(334) 544-2124 240 5323
Thelma Maultrie	Thelma Maultrie 697 gma com	334-280-8323
Jelani Moore (MHA)		
Scott Standerfer (MHA)		
Angela Calvin	AngelaCalvin26@yahoo.com	334-440-4600
Lois Jay, Sr.	loisjay25@gmail.com	256-225-2699
Jessica Fielder	jf3911@gmail.com	334 543 5133
Anthony King	aaarington214@gmail.com	334-782-6230



GIBBS VILLAGE EAST
1707 Terminal Road
Montgomery Alabama 36108

Community Meeting Agenda
Gibbs Village East:09/16/2025

- 1.MPD-Officer L.B. James
2. Gibbs Village East Staff-Online
 - Recertification and Tent/Swimming Pools
3. MHA Staff-MHA 5 Year Plan
 - Income Change
 - Pet Policy

Pest Control Service: September 2, 2025-September 5, 2025

Housekeeping September Inspections:

Wednesday September 3, 2025-September 25, 2025

Please adhere to MHA dress code policy.

Thank you for joining MHA today...

Next Community Meeting:

October 15, 2025 5pm



2026 PHA Annual, 5-Year & 5-Year Action Plan Resident Meeting

Gibbs East | September 17, 2025 | 5:00pm

I. Introductions

II. 2026 PHA Plan

- a) Definition
- b) Overview

III. Updates & New Activities

- a) Project-Based/Housing Choice Voucher (PBV/HCV)
- b) Public Housing
- c) Resident Services
- d) Public Safety Updates
- e) Real Estate Asset Repositioning
- f) Property Acquisition
- g) Demolition/Disposition
- h) RAD

IV. 5-Year Action Plan

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

V. Questions + Comments

VI. Adjournment



MONTGOMERY
HOUSING AUTHORITY

GIBBS VILLAGE WEST COMMUNITY MEETING



**TUESDAY
SEPTEMBER 09
5:00 P.M.
COMMUNITY CTR.**

AGENDA

- MPD
- JOHN MCCAIN FROM VERIZON
- PARKING DECAL
- PARKING POLICY
- PHA PLAN



For questions, contact Property Management
at (334) 387-0482 or gibbswest@mhatoday.org



2026 PHA Annual, 5-Year & 5-Year Action Plan Resident Meeting

Gibbs West | September 9, 2025 | 5:00pm

I. Introductions

II. 2026 PHA Plan

- a) Definition
- b) Overview

III. Updates & New Activities

- a) Project-Based/Housing Choice Voucher (PBV/HCV)
- b) Public Housing
- c) Resident Services
- d) Public Safety Updates
- e) Real Estate Asset Repositioning
- f) Property Acquisition
- g) Demolition/Disposition
- h) RAD

IV. 5-Year Action Plan

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

V. Questions + Comments

VI. Adjournment



MONTGOMERY
HOUSING AUTHORITY

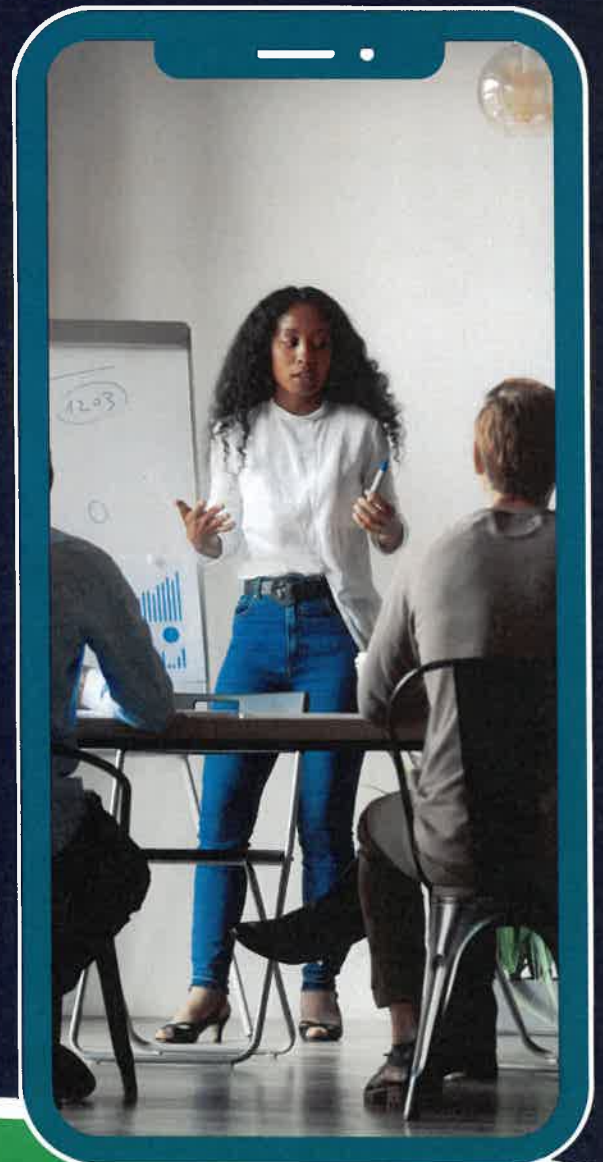
PATTERSON COURT COMMUNITY MEETING



THURSDAY
SEPTEMBER 11
5:00 P.M.
COMMUNITY CTR.

AGENDA

- SOS
- RESIDENT SERVICES
- INTRO OF NEW STAFF
- TRASH
- COMMUNITY POLICIES
- PHA PLAN



For questions, contact Property Management
at 334.387-2508 or patersonct@mhatoday.org



MONTGOMERY

HOUSING AUTHORITY

2026 PHA Annual, 5-Year & 5-Year Action Plan Resident Meeting

September 11, 2025 | Paterson Court | 609 Winnie St. Montgomery, AL 36104

Sign In Sheet

Name	Email	Phone
Chloe Hunter		334-201-7774
Victoria May		2
Melinda Paul		
Albert Dupree		228-3543
Kyesha Brown	brown.kyesha4@gmail.com	3342350091
Christie McClure		(334) 318-8258
Michael Grove	mgrove (@) familyguidance.org	334 922-8100
Asha Piccetti		
Ashley Zeigler		
Quincy		
Shino		
Kamisha Brown		205-460-0078
Bobby Brown		817-454-3863
Tarache Thomas		
Lloyd Jones		
Jamal Turner		334-922-1988
Gerald Little		334-354-4160
Dwayne Steele		
Malhamov		3342405352
Maidyne Craig		
Demetria Chandler	E. Chandler 0205@gma	334 647 5313



MONTGOMERY
HOUSING AUTHORITY

PARKS PLACE COMMUNITY MEETING



**THURSDAY
SEPTEMBER 18
5:00 P.M.
COMMUNITY ROOM**

AGENDA

- MPD
- STAFF
- PARKING/ TOWING
- TRASH
- RESIDENT COUNCIL RECRUITMENT
- MHA 5 YEAR PLAN
- RESIDENT OF THE MONTH NOMINATIONS



For questions, contact Property Management
at (334) 387-2747 or parksplace@mhatoday.org



2026 PHA Annual, 5-Year & 5-Year Action Plan Resident Meeting

Parks Place | September 18, 2025 | 5:00pm

I. Introductions

II. 2026 PHA Plan

- a) Definition
- b) Overview

III. Updates & New Activities

- a) Project-Based/Housing Choice Voucher (PBV/HCV)
- b) Public Housing
- c) Resident Services
- d) Public Safety Updates
- e) Real Estate Asset Repositioning
- f) Property Acquisition
- g) Demolition/Disposition
- h) RAD

IV. 5-Year Action Plan

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

V. Questions + Comments

VI. Adjournment



MONTGOMERY
HOUSING AUTHORITY

TULANE GARDENS COMMUNITY MEETING



WEDNESDAY
SEPTEMBER 10
5:00 P.M.
COMMUNITY ROOM

AGENDA

- MPD
- PHA Plan
- Robin Crowe-Love Loud Montgomery
- Kisha Thomas- Sage Health
- John Cain- Verizon Wireless
- Resident Services
- Property management
- Unauthorized guest
- Community Services
- Rent
- Decals



For questions, contact Property Management
at 334.387.0412 or tulane@mhatoday.org



2026 PHA Annual, 5-Year & 5-Year Action Plan Resident Meeting

Tulane Gardens | September 10, 2025 | 5:00pm

I. Introductions

II. 2026 PHA Plan

- a) Definition
- b) Overview

III. Updates & New Activities

- a) Project-Based/Housing Choice Voucher (PBV/HCV)
- b) Public Housing
- c) Resident Services
- d) Public Safety Updates
- e) Real Estate Asset Repositioning
- f) Property Acquisition
- g) Demolition/Disposition
- h) RAD

IV. 5-Year Action Plan

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

V. Questions + Comments

VI. Adjournment



MONTGOMERY

HOUSING AUTHORITY

2026 PHA Annual, 5-Year & 5-Year Action Plan Resident Meeting

September 10, 2025 | The Terrace | 1301 Adams Ave. Montgomery, AL 36104

Sign In Sheet

Name	Email	Phone
Angelica D. Manuel		
Charles Graham		
L AURON King		
Marvin Sellers		
Johnny Adams		
SARA HARRIS		
Ronald Bailey		
Cerri Brown		
Dorothy Dobbie		
Joyce Harwell		
Shari J. Gylhoun		
Anna Lottso		
John Earl Moore		
Donna McQueen		
Annette Campbell		
Yolanda Taylor		
Kerol Perla		
Harri Nland		
Ther Javis Drea		
Michelle Crittenden		
Lena Womack		
Brenda Boney	DRENBARN103@gmail.com	334 354-4923
J JONES		
Gayle M Sluder		
Lela Wmo		
Ronald C. Carter	911ron320@gmail.com	334-451-5199



FY 2026-2030

PHA PLAN

Certifications

State & Local Certification
Certification of Compliance

**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 09/30/2027

**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 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 04/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way 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 Resident Advisory Board (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 way 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. Where possible, PHAs should make documents available electronically, for public inspection upon request.
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. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
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.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

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 and/or its successor system: the Housing Information Portal (HIP) 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 based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
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' for people with physical disabilities.
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 the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the 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 200.302 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 always be available at 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 and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Montgomery

AL006


PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2026

5-Year PHA Plan for Fiscal Years 2026-2030

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: DR Monica Whiting		Name of Board Chairman: John F. Knight	
Signature: 	Date: <u>12/1/2025</u>	Signature: 	Date: <u>12/1/25</u>

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. 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.

Form identification: *AL006-Housing Authority of the City of Montgomery form HUD-50077-ST-HCV-HP (Form ID -1938) for CY 2026 printed by Madeline Owens in HUD Secure Systems/Public Housing Portal at 11/19/2025 03:11PM EST*

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U. S Department of Housing and Urban Development
	Office of Public and Indian Housing
	OMB No. 2577-0226
	Expires 09/30/2027

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

I, Steven L. Reed, the Mayor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal year 2026 of the AL006 - Housing Authority of the City of Montgomery is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

City of Montgomery, Alabama

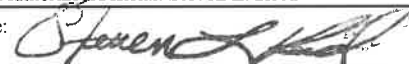
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.


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

In the City of Montgomery 2025-2029 Consolidated Plan, the Comprehensive Housing Affordability Strategy (CHAS) data indicates the housing need among rental households with incomes below 30% of HAMFI with a housing cost burden greater than 50% of their income is 6,490 households. This overburdened group is served through Montgomery Housing Authority's (MHA) existing public housing inventory, Housing Choice Voucher (HCV) program, tenant-based vouchers, and mixed-finance housing development efforts. The MHA provides affordable housing for households at or below 30% of area median income in both public housing and HCV programs while also including income tiers in its development efforts for newly constructed mixed-finance communities to help ensure that the neediest families are given preference in the leasing process. Additionally, MHA tenants pay no more than 30% of their adjusted household income for the tenant portion of the rent. Therefore, the activities presented in the MHA's PHA Annual and 5-Year Plan are in alignment and fully consistent with the City of Montgomery's Consolidated Plan.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: Steven L. Reed	Title: Mayor
Signature: 	Date: 1-8-26

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

117 2026
APPROVED AS TO FORM


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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reporting Burden Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. Write or call if you need a copy of the form and its instructions. Please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Form identification: AL006 - Housing Authority of the City of Montgomery form HUD-50077-SL (Form ID - 6056) printed by Madeline Owens in HUD Secure Systems/Public Housing Portal at 12/10/2025 12:06PM EST



**FY 2026-2030
PHA PLAN
Public Comment
Period & Public
Hearing (ZOOM)**

Notices, Presentation & Transcript



Alabama
GANNETT

PO Box 631247 Cincinnati, OH 45263-1247

AFFIDAVIT OF PUBLICATION

MONTGOMERY HOUSING AUTHORITY
Montgomery Housing Authority
525 S Lawrence St
Montgomery AL 36104-4611


STATE OF ALABAMA, COUNTY OF MONTGOMERY

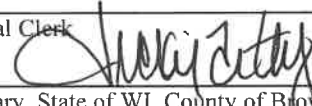
The Montgomery Advertiser, a newspaper published in the city of Montgomery, and of general circulation in the Montgomery and Autauga Counties, State of Alabama, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

MGM Montgomery Advertiser 10/05/2025, 10/06/2025, 11/02/2025

MGM montgomeryadvertiser.com 10/05/2025, 10/06/2025, 11/02/2025

and that the fees charged are legal.
Sworn to and subscribed before on 11/02/2025



Legal Clerk


Notary, State of WI, County of Brown
919.29

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VICKY FELTY
Notary Public
State of Wisconsin

**MONTGOMERY
HOUSING AUTHORITY
PUBLIC NOTICE**

DRAFT FYB 2026 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 2026 Annual, Five-Year Plan and CFP 5-Year (2026-2030) Action Plan has been updated and is available for public comments for the next 45 days, commencing on **Sunday, October 5, 2025, and ending Wednesday, November 19, 2025.**

The 2026 PHA Plan will be available for review on MHA's website at www.mhatoday.org. All comments **must be made in writing**. Written comments must be received **no later than 12:00 p.m. on Friday, November 21, 2025.**

A Public Hearing is scheduled **Tuesday, November 25, 2025 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:**
- 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.
 - 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.
 - Email:** Send to jmoore@mhatoday.org and use the subject heading "2026 PHA PLAN PUBLIC COMMENT".
 - 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.**

DRAFT FY 2026
PHA ANNUAL PLAN
AND FIVE-YEAR PLAN CAPITAL
FUND PROGRAM (CFP)
5-YEAR ACTION PLAN

**PUBLIC
HEARING**

TUESDAY, NOVEMBER 25
2:00 P.M. - 3:00 P.M.
ZOOM MEETING

THREE WAYS TO JOIN THE CALL

- 1 ZOOM CALL-IN**
1 (309) 205-3325
MEETING ID: 879 4994 5246
PASSCODE: 560006
- 2 CLICK LINK**
[HTTPS://US06WEB.ZOOM.US/J/87
949945246?](https://us06web.zoom.us/j/87949945246?pwd=79LBFS6AoftUJfEGQZYM9OvOYCSYBR.1)
PWD=79LBFS6AoftUJfEGQZYM9
OvOYCSYBR.1
- 3 SCAN
QR CODE**



FOR QUESTIONS,
CALL JELANI MOORE
REAL ESTATE PROJECT MANAGER
(334) 313-6069



**2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030
ACTION PLAN**



MONTGOMERY
HOUSING AUTHORITY

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

ZOOM MEETING ETIQUETTE

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN



zoom

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

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN

WELCOME

**INTRODUCTION
OF TEAM**

PRESENTERS

2026 ANNUAL AND FIVE-YEAR PLAN AND 2026-2030 ACTION PLAN



INTRODUCTION
MONICA WHITING
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 HOUSING UPDATES
ANNEMARIE JONES
PROPERTY MANAGER, PARKS PLACE



**RESIDENT SERVICES UPDATES:
HOME OWNERSHIP PROGRAM**
ASHLEY GOLDSBY
RESIDENT SERVICES



PUBLIC SAFETY UPDATES
JELANI MOORE
RED PROJECT MANAGER



**REAL ESTATE DEVELOPMENT
UPDATES**
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

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 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 2026 and through 2030.

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





HOUSING CHOICE & PROJECT-BASED VOUCHERS (HCV/PBV)

HOUSING CHOICE/PROJECT-BASED VOUCHERS

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN

The Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs are both components of the Housing Choice Voucher program, but they differ in structure:

- **HCV (Tenant-Based):** The subsidy follows the tenant, who may choose any eligible rental unit.
- **PBV (Unit-Based):** The subsidy is tied to a specific housing unit or development. In short, **HCV is for the person, while PBV is for the place.**

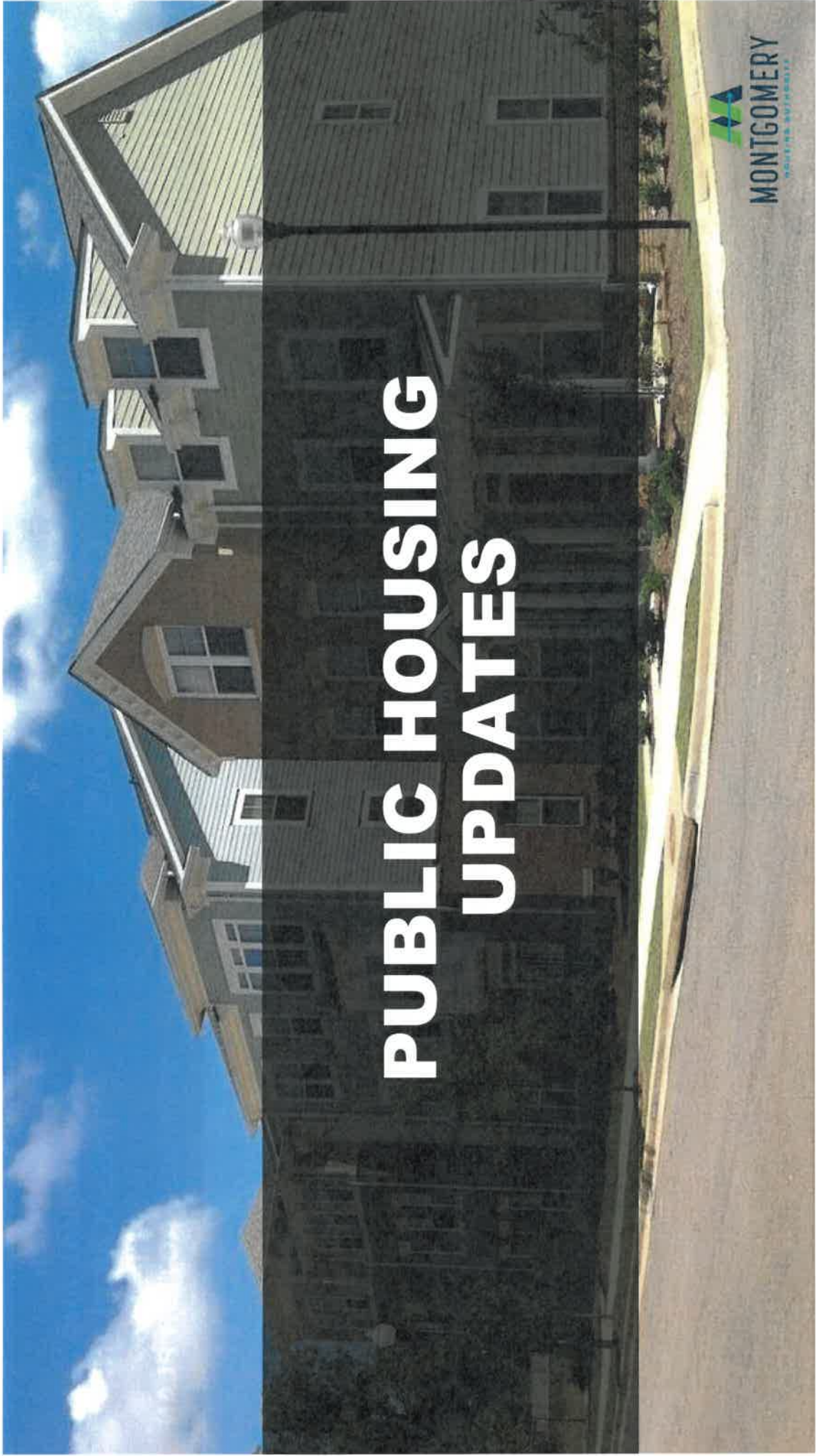
The Montgomery Housing Authority (MHA) is considering an expansion of the PBV program in privately owned properties as part of its strategy to increase the supply of affordable housing.

Additional efforts include:

- Reviewing PBVs under the Housing Choice Voucher program in partnership with private owners
- Pursuing property acquisitions and new construction efforts
- Exploring joint partnerships with the private sector where such collaborations would benefit MHA and create new revenue streams for the agency

Looking ahead, MHA is open to issuing a Request for Proposals (RFP) for Project-Based Vouchers in the future.





PUBLIC HOUSING UPDATES

PUBLIC HOUSING UPDATES

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN

Vacancy Reduction Plan

The MHA seeks to develop a “Vacancy Reduction Plan” to reduce the rate of prolonged vacancies throughout the agency. This plan will include, but not limited to: alternative funding sources, increasing internal capacity, departmental restructuring and policy revisions.



PUBLIC HOUSING UPDATES

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN

Changes to Pet Policy

The purpose of a pet policy is to establish clear guidelines for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets within all our developments. Pets must be registered with MHA and the deposit must be paid before the Pet is brought on the premises. A flat amount of \$250.00 must be paid at our general occupancy developments and a flat amount of \$50.00 must be paid at our elderly development.



PUBLIC HOUSING UPDATES

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN

Restricted Pets:

- Reptiles
- Rodents
- Insects
- Arachnids
- Wild or Feral Animals
- Pot-bellied pigs
- Animals used for commercial breeding
- Breed Restrictions (pit bulls, rottweiler, chow, boxer breeds, etc.

Additional Info:

- Max of 2 pets, only 1 of which can be a dog.
- In the case of fish, residents may keep no more than can be maintained in a safe and healthy manner in a tank up to 10 gal.
- A tank/aquarium will count as 1 pet
- Separate pest waste removal charge of \$10.00 per occurrence will be assessed against pet owners who fail to remove pet waste in accordance with policy.

PUBLIC HOUSING UPDATES

2026
ANNUAL AND
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AND
2026-2030 ACTION PLAN

Rent Determination

Under HUD guidelines, the purpose of the Housing Opportunity Through Modernization Act of 2016 is to implement significant changes in how Public Housing Agencies determine tenant income and assets.

In determining the rent, the following new and revised income exclusions were made effective July 1, 2025, under Housing Opportunity Through Modernization Act (HOTMA) Sections 102 and 104 :



PUBLIC HOUSING UPDATES

2026 ANNUAL AND FIVE-YEAR PLAN AND

2026-2030 ACTION PLAN

- Nonrecurring Income (24 CFR 5.609(b)(24))
- Lump-Sum Additions to Net Family Assets (24 CFR 5.609(b)(24)(vii))
- Income Earned on Amounts Placed in a Family's Family Self Sufficiency (FSS) Account (24 CFR 5.609(b)(27))
- Income of Live-in Aides, Foster Children, and Foster Adults (24 CFR 5.609(b)(8))
- Payments Received for the Care of Foster Children or Foster Adults or State or Tribal Kinship or Guardianship Care Payments (24 CFR 5.609(b)(4))
- Insurance Payments or Settlements (24 CFR 5.609(b)(5))
- Civil Action Recoveries or Settlements (24 CFR 5.609(b)(7))
- Earned Income of Dependent Full-Time Students (24 CFR 5.609(b)(14))
- Adoption Assistance Payments (24 CFR 5.609(b)(15))
- Veterans Regular Aid and Attendance (24 CFR 5.609(b)(17))
- Home-Based Care Payments for a Family Member(s) with one or more Disabilities (24 CFR 5.609(b)(19))
- Loan Proceeds (24 CFR 5.609(b)(20))
- Certain Payments Received by Tribal Members (24 CFR 5.609(b)(21))
- Exclusions from Other Federal Statutes (24 CFR 5.609(b)(22))
- Replacement Housing Gap Payments (24 CFR 5.609(b)(23))
- Student Financial Assistance (24 CFR 5.609(b)(9))
- Achieving a Better Life Experience (ABLE) Accounts (24 CFR 5.609(b)(22))
- Income and Distributions from Cover dell Education Savings Accounts, 529 Accounts, and "Baby Bond" Accounts (24 CFR 5.609(b)(10))
- Gross Income from Self-Employment or Operation of a Business (24 CFR 5.609(b)(24) and 5.609(b)(28))
- Civil Rights Settlements or Judgments (24 CFR 5.609(b)(25))



RESIDENT SERVICES UPDATES

**MONTGOMERY**
HOUSING AUTHORITY

RESIDENT SERVICES UPDATES

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN

Resident Council

- Recruitment – JOIN NOW!
- Leadership Training

Programs

- Independent Homeownership Program
- Family Self-Sufficiency (FSS)
- Resident Opportunity & Self-Sufficiency (ROSS)
- Section 3



PUBLIC SAFETY



MONTANA
STATE UNIVERSITY

PUBLIC SAFETY

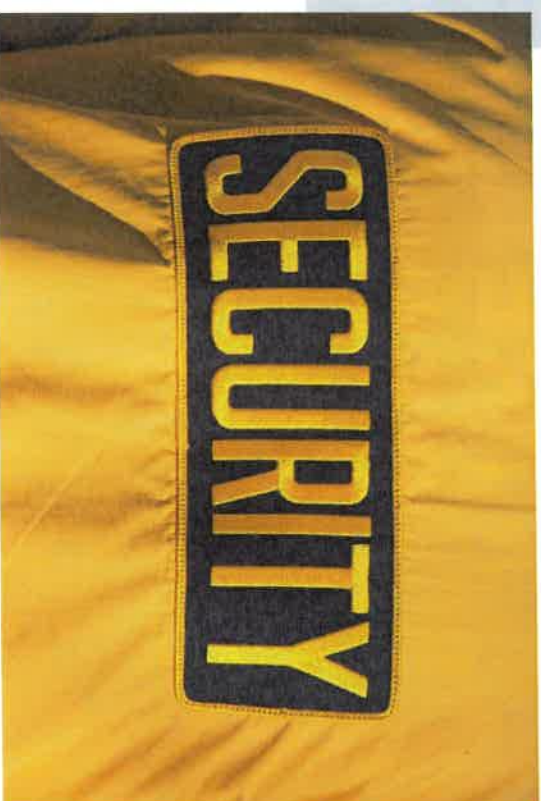
2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN

MHA considering revisions to the public safety comprehensive plan.

Installation of security fence/gates at Gibbs Village East

MEETING TIMES

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



REAL ESTATE REPOSITIONING & STRATEGIES & INITIATIVES

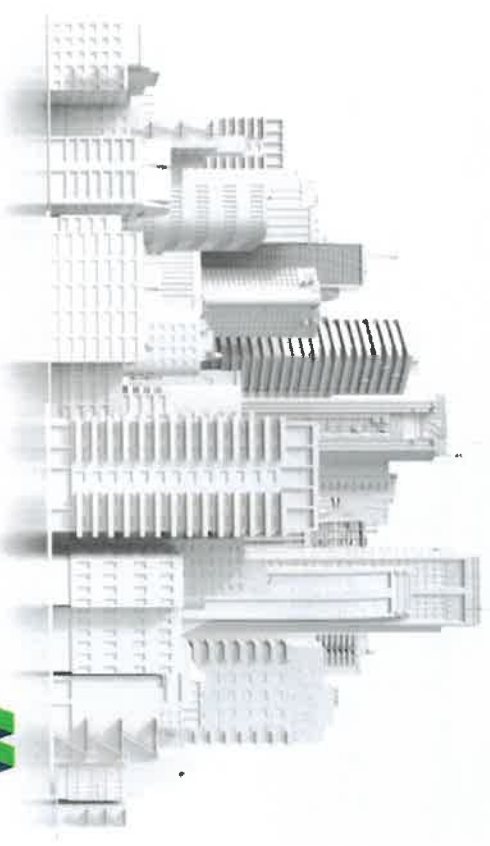


REAL ESTATE REPOSITIONING STRATEGIES & INITIATIVES

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN

The Housing Authority will explore options to reposition obsolete and underperforming properties in its inventory. This is to include both vacant and occupied assets, the primary target being Paterson Court. Repositioning options may include:

- Section 18 Demolition/Disposition
- Property Acquisitions
- Rental Assistance Demonstration (RAD)



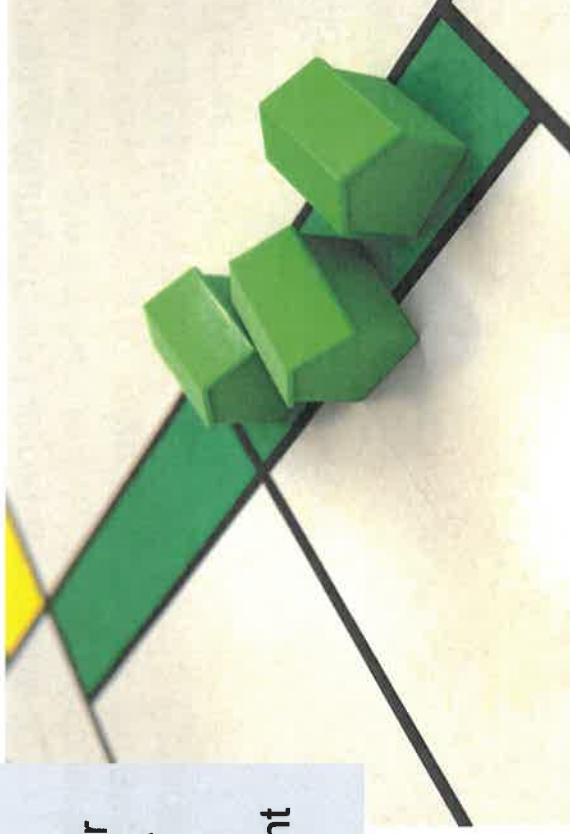
REAL ESTATE REPOSITIONING STRATEGIES & INITIATIVES

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN

PROPERTY ACQUISITION

MHA will seek the acquisition of vacant parcels for community revitalization and expansion of current assets where feasible.

MHA will explore potential acquisition/development of a designated senior living facility.

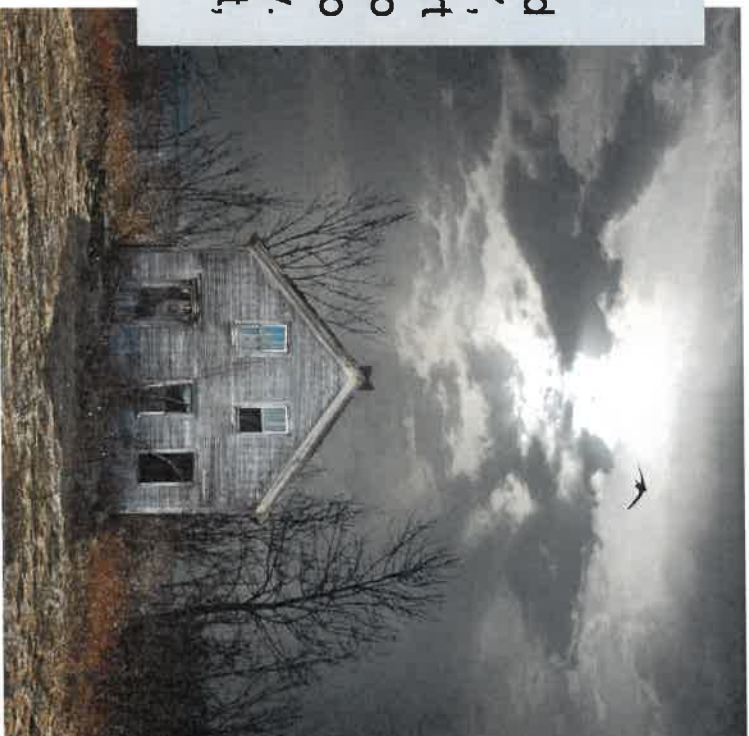


REAL ESTATE REPOSITIONING STRATEGIES & INITIATIVES

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN

SECTION 18 DEMOLITION/DISPOSITION

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 such as: Smiley Court, Cedar Park, and the Highland Ave. lot.



REAL ESTATE REPOSITIONING STRATEGIES & INITIATIVES

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN

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.



The background of the slide features a close-up, slightly blurred view of a calculator and a document with various numerical values. The calculator is positioned in the upper right, and the document with numbers is in the lower left. A dark, semi-transparent vertical bar runs down the center of the image, serving as a backdrop for the title text.

CAPITAL FUND PROGRAM (CFP)

CAPITAL FUND PROGRAM

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN

- CFP provides funds annually to PHAs
- PHAs that have units under an Annual Contributions Contract (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
TOTAL	1187



5-YEAR ACTION PLAN ACTIVITIES

5-YEAR ACTION PLAN ACTIVITIES

2026
ANNUAL AND
FIVE-YEAR PLAN
AND
2026-2030 ACTION PLAN

UPCOMING ACTIVITIES

- Perimeter Fencing/Gates for Gibbs East/West
- New Parking Lot Development at Parks Place
- New Landscaping at Gibbs East/West
- Elevator Replacement
- Interior Modernization at Gibbs East
- More...!

CURRENT ACTIVITIES

- Exterior Modernization: Gibbs West
- Plumbing Renovations: The Terrace



5-YEAR ACTION PLAN ACTIVITIES

2026
ANNUAL AND
FIVE-YEAR PLAN
AND

2026-2030 ACTION PLAN

PROJECTS IN PLANNING

THE TERRACE

- Elevator replacement
- Toilet replacement

VICTOR TULANE GARDENS

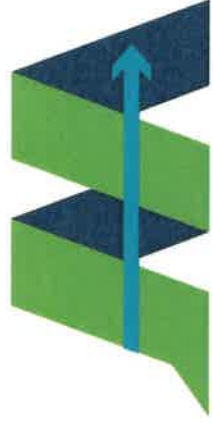
- Playground upgrades
- Digital door lock installment
- HVAC replacement
- Vinyl siding replacement
- Interior door replacement
- Parking lot/roadway improvements

PARKS PLACE

- Signage replacement
- Exterior door replacement
- Painting: porches, columns, handrails, exterior doors
- Toilet replacement

GIBBS VILLAGE EAST & WEST

- Signage replacement (West)
- HVAC flex line replacement (East/West)
- Unit Upgrades: Interior (East/West)
- Unit Modernization: Interior (East)
- Perimeter fencing/gates (East/West)
- New Landscaping(East/West)
- New playgrounds (East/West)
- New maintenance shop (West)
- Parking lot improvements



MONTGOMERY

HOUSING AUTHORITY

Q&A

QUESTIONS &
ANSWERS

**THANK YOU
FOR YOUR
PARTICIPATION!**

FOR QUESTIONS AND/OR COMMENTS

EMAIL or CALL Jelani Moore:

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FY 2026-2030 PHA Plan Public Hearing Transcript

Speaker 1 1:16

And so All right, ladies and gentlemen, it is two o'clock. Can everyone hear me? Okay, all right, I just want to make sure that we remain on time, so we'll go ahead and get started. Thank you for joining us this afternoon. My name is Jelani Moore. I'm the real estate project manager for the Montgomery Housing Authority, and I hope everybody's having a great afternoon. This is our 2026 annual 2026, PHA plan. This is our annual plan, and we'll go over a five year plan and our action plan as well. This is just a yearly presentation we have to do a yearly hearing that we do to the public to kind of go over what our what our plans are for the next year and the next five years. But before, since this is a Zoom meeting, before we really get into it, I do want to do some housekeeping. Please keep your telephones muted throughout the duration of this until we get to the end in the Q amp, a section you can't have your phone and computer microphone on at the same time. That's going to cause some feedback that will disrupt everything. Please hold your questions. There's a Q amp a section at the end of this presentation, so please hold your questions until then, if you do have a question at that time, you can use the chat feature to ask a question. You can also use the raise your hand feature, and that should should be at the bottom of your screen, whether you're in the desktop or the phone application. So just before we go start going over the plan, I do want to invite our CEO, Miss Monica Whiting, to kind of give the welcome as well as The introduction of the team. Miss Monica,

Unknown Speaker 3:42

thank you. I'm mute, Miss Monica.

Speaker 2 3:45

Oh, thank you, Jelani. It's been a long day already, I guess so. Good afternoon again. As Jelani mentioned, I'm Monica Whiting. I've got the honor of serving as the acting CEO, President Of montgomery. Housing Authority. I want to begin by sincerely thanking each of you for being here today. It's our, of course, public hearing that's required by hood, but it's

more than what I like to consider a stack of Hood documents or hood requirement. It's really what we're presenting is our roadmap. It's the roadmap for how we plan to serve our families, how we plan to serve our seniors, veterans, the people with disabilities, all those who who rely on affordable housing here in our community. What this does is it guides us into how we invest in our properties and how we improve our programs and how we connect our residents to jobs, education, homeownership pathways and greater self sufficiency, ultimately. So we can't do that work in a vacuum, right? We need to hear from you. You. We need to hear your feedback, your questions, your concerns, even your lived experiences. That's all critical to making this plan real and impactful. So thank you for your feedback, thank you for for being here. As mentioned, we're committed to providing our charges, decent, safe and affordable housing, and to do that, we need all of your feedback to help strengthen, to strengthen our work here, not just in the building. So again, thank you for being here, for caring about this work, and ultimately for partnering with us as we plan for 2026 and beyond.

Speaker 1 5:41

Jelani Thank you, Miss Monica. All right, so our presenters today, you just heard from Miss Monica Whiting, our Acting President and CEO, of course, my name is Jelani Moore. I'm the real estate project manager for the housing authority. Also this afternoon, you'll hear from Miss dakisha Norman, who is our Director of the housing choice voucher and project based voucher program. We also have have Miss Emery Jones, who's going to present on property, I'm sorry, public housing, she's actually a property manager at our parks place community. We'll also have MS Ashley Goldsby from Resident services to discuss some resident service programs. First up, just want to go over real quick the purpose of the agency planning process. So as Miss Monica mentioned, the annual and five year plan is a roadmap of what we want to do in the next half decade. We are a public entity. We use public funds, and so it is on us to make sure that we're being responsible with the taxpayers dollars. They the annual and five year plan outline the agency's policies, programs, services and strategies it intends to implement in the next fiscal year, this year being 2026 and as well as through the next five years stretching out to 2030 the action plan is through the Capital Fund program, or CFP for short, and this describes more strategic priorities and capital improvements and redevelopment activity. So basically, these are any activities that are going to keep our housing assets viable for the long term. Mha is categorized as a standard PHA. There are several different categories that a PHA can fall under based on size and performance, but the housing the Montgomery Housing Authority is a standard PHA the next steps after this public hearing will be to take the plan to the MHA Board of



Commissioners for approval, and then from there, it will be submitted to the Department of Housing and Urban Development, or HUD, for short, for final approval. So next we want to have MS Norman discuss some updates on the housing choice voucher and project based voucher program. Ms, Norman,

Speaker 3 8:14

good afternoon, everyone again. My name is dakisha Norman. I am the Assistant housing programs administrator of the ACB department, today, I will be speaking with you about the project based vouchers, the housing choice voucher and project based voucher programs are both components of the ACB program, but they differ in structure. The difference is the ACB voucher, which is tenant based a tenant based voucher, the subsidy follows the tenant who may choose any eligible rented rental unit, the project based voucher, which is a unit based voucher, the subsidy is tied to a specific housing development or unit. In short, ACV is for the person and project basis for the place. The montgomery Housing Authority is considering an expansion of the project based voucher program and privately owned properties as part of the strategy to increase the supply of affordable housing. Other efforts includes reviewing pdbc under the ACB program, in partnership with private owners, pursuing property acquisitions and new construction efforts, exploring joint partnerships with the private sector, where such collaborations would benefit MHA and create new revenue streams for the agency. And looking ahead, mha is open to issuing a request for proposals for project based vouchers in the future. Thank you. They have any questions,

Speaker 1 9:42

we'll get questions at the end. But thank you, Miss Norman, you're welcome. Alright, next we'll have Miss Jones to give some public housing updates.

Speaker 4 9:57

Good afternoon. My name is Anne Marie Jones. I'm a. Property Manager at the parks place development with Montgomery Housing Authority, and the updates dealing with public housing first will be the vacancy reduction plan. And this plan is basically to reduce the rate of prolonged vacancies throughout the agency. And this plan will include also not limited, but not limited to alternative funding sources, increasing internal capacity, departmental

reconstruct, restructuring, restructuring and policy revisions. Next slide, please. We're making some changes to the pet policy as well. The pet policy is to establish clear guidelines for ownership of pets to and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. This also establishes reasonable rules governing the keeping of common household pets within our developments, the pets must be registered with mha, and the deposit must be paid before the pet is brought onto the premises. A flat amount of \$250 must be paid at our general occupancy developments, and a flat amount of \$50 must be paid at our elderly development. Next slide. Now we do have some restrictions on our pets, which we cannot the pets do not include reptiles, rodents, insects, archimates, wild or feral animals, pot belly pigs, animals used for commercial breeding or breed and breed restrictions do include pet pit bulls, Rottweiler Chows, boxers and boxer breeds. Additional information concerning our pet policy, there is a maximum of two pets, only one of which can be a dog. In the case of fish, you may be able to have fish in the fish tank that will be maintained in a cell, safe and healthy manner. For a tank up to 10 gallons, the tank is also counted as a pet now separate pet pest waste renew renewable removal charge of \$10 per occurrence will be assessed with any pet owners who fail to remove pet waste in accordance with the policy. Next slide, please. Our rent determination has also changed under these guidelines through hopma, it is implemented, implemented a significant change on how public housing will be determining the tenant income and assessments assessed and determining this the following new and revised income exclusions Were made effective July 1, 2025 under the hot my act sections, 102 and 104 next slide, now that with these new determinations, non recurring income is included lump sums of addition to net family assets, earned income amounts placed in family and FSS, those will be included as well income of living aids, foster children, foster adults, payments received for the care of foster children or foster adults or state or trivial kinship or guardianship, care payments, insurance payments or settlements, civil action, recoveries or settlements, earned income of dependent, full time, students, adoption, Assistant payments, veterans, regular aid and attendance, home based care payments for a family member with one or More disabilities, loan proceeds, certain payments received back from trivial members, exclusions from other federal statutes, replacement, housing gap payments, Student Financial Assistance, achieving a better life experience. Accounts, income and distributions for cover all Dell education savings accounts, gross income from self employment or operation of a business, civil rights settlements or judgments, all of these things will be added. As far as determining income for rent at the public housing up in the public housing updates, I think that is the last slide. Is it not Jelani?



Speaker 1 14:45

It is. Thank you so much. Miss Jones, thank you. All right, next we will have Miss Goldsby talk about some resident service updates and programs.

Speaker 5 14:57

Absolutely, the update was closed. I got to go to. Another pass. Phone, good afternoon.

Speaker 6 15:10

Alright, so couple of things with the resident services department. I'm Ashley Goldsby on the Ross coordinator for resident services with our resident Council, we have six properties within our agency, and we have vacancies at all of those sites. The resident Council is a leadership team for your community. We provide training for each property, and it's an awesome opportunity for the residents to be involved in their community. If you're interested in something like that, please reach out to us so that we can get you signed up. Also, we have a home ownership program. So the home ownership program is only offered to our HCV voucher holders, and that is an opportunity for you to be able to purchase a home by utilizing your HC voucher that you receive. Currently, there are openings within the program, and it's an awesome opportunity for you to be able to achieve the goal of home ownership our family self sufficiency program. Currently we have about roughly 100 families enrolled in that program. We are still enrolling families. So with the family self sufficiency program, it's an opportunity for you to become self sufficient. You set goals with your case worker and work on those goals throughout the duration of the program. And once you achieve those goals, there's also an opportunity for you to possibly earn what we call escrow. Escrow is a free savings account, and the way that you establish that Free Savings Account is by increasing your working wages. When you increase your working wages, you report that information to your property manager or caseworker, and they will put that information into the system. As a result, your rent will increase, but a portion of that money will be held and saved into your escrow account. Once you complete all goals within the program, then you're able to get those funds, and we'll issue that in the form of a check. That's an awesome opportunity. We encourage everyone to take advantage of that program as well. That the length of that program is up to five years. However, we do encourage and push you guys to complete within one to two years. It's going to be a case by case basis, depending on your individual goals. The resident

opportunity self sufficiency program Ross is also a short term case management program. In that program, you're able to set short term goals, work with the case manager to achieve those goals. And then what some people do in that program, they'll be transport, transferred over to the FSS program. So it's another opportunity case management to achieve your goals that you may have that are short, shorter term than some of the long term goals that you have. And then lastly, we're working on our section three program. We want to increase participation in that. And so with the section three program, this is a HUD mandated program that is offered to the residents, and it's an opportunity for you to be able to gainfully become employed and take advantage of work while your rent does not increase, we partner with different contractors in the community to bring those opportunity with you. And the unique thing about this program is that most of the projects that are taking place are right on your site, so in a lot of cases, you won't have to leave your vicinity. You can obtain work and get a paycheck at the same time. So if you're interested in any of these opportunities, please reach out to our resident services department and we'll ensure that someone is there to assist you. Thank you.

Speaker 1 19:20

Thank you. Ms Goldsby, all right, so public safety, currently, we have a vacancy in our public safety director position, but in the interim, mha is considering revisions to its comprehensive public safety plan. This will be a plan that basically covers safety protocols for all of our properties and the people that inhabit them, as well as staff. More structurally speaking, this kind of overlaps with my department being real estate. We are about to execute the installation of security. Incident gates at Gibbs village east. This is something that has been in the plan for a while. We've been working on it for a while. There's a lot of hoops to jump through, but we are getting ready to pull the trigger on that, and we hope to see a reduction in crime at that property as consequence of this project. In addition we times you see below the dates and times you see below are our community meetings that take place on each of our public housing properties. At most of these meetings, almost always, there is a local Montgomery police officer who is present, and they'll provide crime statistics as well as tips and advice on how to stay safe, and so we try to work with the police and fire as much as possible to ensure that our residents and our assets are secure. All right, so now we get to real estate, real estate repositioning strategies and initiatives. The Housing Authority is going to explore options to reposition its obsolete and or underperforming properties. The obsolete properties would mainly be vacant parcels that we have throughout the city. The underperforming property, namely Patterson court is what we're focusing on. These repositioning strategies may include section 18 demolition,



disposition, property acquisitions, or also the rental assistance demonstration, or RAD for short, we are exploring all of our options to basically, kind of tighten up our inventory to make sure that our assets are performing at an optimal level. One of those strategies, of course, is property acquisition. So wherever we see the opportunity to acquire any vacant parcels that are within or near any of our existing communities, we would like to kind of seize those opportunities to expand amenities for our residents, but also to embark on community revitalization as well, so that we can kind of kill two birds with one stone by providing additional amenities for our residents and then kind of cleaning cleaning up Any blight or vacant properties within the community. In addition to this, we will be exploring possibilities, or not possibilities, as a part of developing a plan for senior living. We'll be looking at property acquisition. Senior living facility is something that we have talked about a lot in the past, but I think you know it is definitely pressing now that we start to develop a plan to actually get something in place, there's a there's a lot of people on this call who have done this presentation with me many times over the past months. I know I'm about to sound like a broken record when I say this, but I saw on the news a few months back that there was a statistic that stated that by 2034 the individuals in the US, age 65 and up, will outnumber the individuals in the US age 18 and up for the first time in this country's history. So that is not a loose prediction. That is not a guess. We all age. It happens. We have a large population of boomers that are all aging at the same time. And so we have to address this. We want to if everybody can keep their telephones on mute for the duration until we get to the end at the question and answer section. But senior housing is something that is will be a top priority for us moving forward,

Speaker 1 23:51

in addition section 18 demolition and disposition. So this is basically an inventory removal process. As I said earlier. We are a public entity. We are kind of managed by the federal government. And so technically, all of our properties are properties of the federal government. What that means is we can't sell or demolish any of our properties unless we have approval by HUD before. And so that whole approval process for demolition and or disposition is referred to as section 18. And so some of the vacant properties that we have, like smiley court, Cedar Park, where some of you all will be familiar with these former public housing communities, we will be looking at those real quick. I think somebody has their phone off mute, if you can keep your volume until we get to the end to the question and answer section, and if you have a question, you can take your microphone off mute at

that time. I just want to make sure everybody's on mute. So we will be looking at section 18 demolition disposition opportunities for our event. Vacant properties.

Speaker 5 25:09

Victoria, can you mute your phone please? I was, I don't think she knows she's not. Yeah, I think, I think I can get to it. Mom, y'all, don't you slap your dog phone.

Speaker 1 25:25

Okay, got it. Sorry about that, everyone. Rad, the rental assistance demonstration, or RAD for short slash section 18, bland. So this allows housing authorities to convert A's housing stock and build new housing utilizing a section a project based voucher assistance. So this model would essentially allow us to take what was formerly public housing and convert that into project based vouchers. So kind of, if you think of it as like a credit, if you tear down a bunch of public housing, then you get credits in the form of set of project based vouchers, which you can then attach to other units throughout the community. And so when Miss Norman mentioned that earlier about looking at the opportunities to put out an RFP for vouchers, we do have some leftover vouchers from the former Cedar Park when it was torn down, that we would like to implement as a part of the rental assistance demonstration. So we'll be looking for opportunities to attach those vouchers to existing units. This is a way for housing authorities to have different options to reposition aging stock and also to kind of deconcentrate poverty and attach vouchers in different areas throughout the city.

Speaker 1 26:53

So now our Capital Fund program. Every year, the capital fund provides finances to the PHAs, and these funds are going to be used to basically handle all of our big projects. What I talked about earlier this is your renovation, your rehab, your new construction, the big high dollar items, big ticket items that are going to need to be done on public housing to basically maintain this viability, maintain its useful life for the long run. So the Capital Fund program is what funds all the projects highlighted in our five year action plan. So now the five year action plan activities, our current activities are the exterior modernization that gives west so I don't know how many of you have seen Gibbs East recently, but as you can tell, this received an entire exterior upgrade, an entire facelift throughout the property, including the siding. There's new paint, new doors, new windows. The whole property got a



big facelift, but we're essentially doing the same thing right across the tracks, and that is underway as we speak. Actually, I was just out there this morning, so they're making good progress with that. Of course, things will slow down during the holiday season, but that project is underway as we speak. Also underway right now is the plumbing renovations at the terrace. The terrace is our senior living facility. It is a high rise off of Adams Avenue. Previously, it has had issues leaking issues related to some of the PVC pipe that was installed throughout during its last renovation. And so these issues have been chronic, and so what we're doing is going in and replacing all that piping with a copper product. The upcoming activities, this will be perimeter fencing and gates for east and west. We will start with East. I mentioned East earlier when I was talking about the Public Safety section, but we will eventually get to West as well. We just want to kind of monitor the success of East before we hop over to West, the new parking lot development at parks place, kind of speaking of property acquisition, like I was saying earlier. This is an example of us acquiring parcels that are abutting parks place to expand the parking facilities. There are not enough parking facility. There are less parking facilities than there are units there. Of course, it was built in a different time. People had less cars. People walked more. So we kind of have to do some renovations to retrofit it and bring it into a more modern age, new landscaping at Gibbs east and west. This is kind of a cherry on top for the overall exterior modernization, of course, gives East their modernization is done. Gives West is underway right now. But both properties will see of a total facelift on the grounds. They'll be landscaping at all buildings on the property. 30, and then the interior modernization, starting at East. Of course we did the outside. So then we want to turn around and start on the inside as well. So these are some of our projects in planning which we've got, the terrace, 50, Jelani gardens, Park Place, Gibbs village, east and west. I want to get out ahead of a question that I'm probably going to get, which is, why is Patterson not on here when I was talking earlier about underperforming properties and properties that we need to reposition? Patterson is at the top of that list. Patterson will receive renovations and repairs as needed, but because it is such an old property and because at this point it is better to reposition it, it will not be funds to renovate Patterson will not come out of this budget. That'll be more on an operational case by case basis. So it's not like we forgot about Patterson, but these projects, the capital fund project, is to kind of extend the viable life of our current units. Patterson, at this point, can't really be extended any further, so we will look to reposition that instead of spending capital dollars on it. I'm not going to go through each and every one of these lines. Of course this is highlighted in the plan, but I will keep it here for just a minute, because this is essentially the conclusion of the presentation, and I will now open it up for questions. If anybody has a question, questions, comments, concerns, this is the time you unmute your mic.