

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS
LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: The Housing Authority of the City of Montgomery, Alabama

PHA Number: AL006

PHA Fiscal Year Beginning: (mm/yyyy) 04/01/2000

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN

PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. 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. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

MISSION STATEMENT: THE GOAL OF THE MONTGOMERY HOUSING AUTHORITY IS TO PROVIDE DRUG FREE, DECENT, SAFE AND SANITARY HOUSING FOR ELIGIBLE FAMILIES AND TO PROVIDE OPPORTUNITIES AND PROMOTE SELF-SUFFICIENCY AND ECONOMIC INDEPENDENCE FOR RESIDENTS.

IN ORDER TO ACHIEVE THIS MISSION, THE MONTGOMERY HOUSING AUTHORITY WILL:

- **RECOGNIZE RESIDENTS AS OUR ULTIMATE CUSTOMER;**
- **IMPROVE THE MONTGOMERY HOUSING AUTHORITY (MHA) MANAGEMENT AND SERVICE DELIVERY EFFORTS THROUGH EFFECTIVE AND EFFICIENT MANAGEMENT OF THE MHA STAFF;**
- **SEEK PROBLEM-SOLVING PARTNERSHIPS WITH RESIDENTS, COMMUNITY, AND GOVERNMENT LEADERSHIP;**
- **APPLY MHA RESOURCES, TO THE EFFECTIVE AND EFFICIENT MANAGEMENT AND OPERATION OF PUBLIC HOUSING PROGRAMS, TAKING INTO ACCOUNT CHANGES IN FEDERAL FUNDING.**

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers: Increase number of vouchers by 50%, if available and approved.
 - Reduce public housing vacancies: Reduce vacancy rate to 5%; reduce turnaround time to 25 days.
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments

- Other (list below)

- PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - Improve public housing management: Increase PHAS score to 90%
 - Improve voucher management: SEMAP Score not yet available. The PHA's goal is to achieve high performer status. 90%
 - Increase customer satisfaction: These are based upon available funding:
 - Increased Security through Bike Patrols.
 - Establishing Neighborhood Watches
 - Provide housing with modern conveniences.
 - Continue Housing counseling Program.
 - Continue in providing assistance in Welfare to Work programs.
 - Continue providing tenant recreation programs for mothers, children and elderly.
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Section 8 Inspectors to attend school to learn proper inspection techniques and improve education.
 - Goal to complete Section 8 Re-certifications within 10 days of due date.
 - Renovate or modernize public housing units: On going modernization: - Compl
 - Demolish or dispose of obsolete public housing:
 - AL09P006005 and AL09P006008 to be disposed of by FY2002.
 - AL09P006001, AL09P006004, and AL09P006007 to be disposed of by FY2002.
 - AL09P006021 to be demolished by FY2000.
 - Provide replacement public housing: Plan is to replace 500 public housing units, in suitable sites throughout the City of Montgomery, through mixed financing by FY2002.
 - Provide replacement vouchers: Apply for replacement vouchers for 750 demolished or disposed of housing units not to be replaced.
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords: Increase number of landlords, in suitable locations throughout the City of Montgomery, on the Section 8 Program by 50% by FY2002.

- Increase voucher payment standards
- Implement voucher homeownership program: Goal is to place 100 residents into Voucher Homeownership by FY2005.
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Measures have been implemented to deconcentrate poverty through a DECONCENTRATION RULE contained in the PHA's Admissions and Continued Occupancy Policy (ACOP), SECTION XXVI.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Measures have been implemented to promote income mixing in public housing through a DECONCENTRATION RULE contained in the PHA's Admissions and Continued Occupancy Policy (ACOP), SECTION XXVI. (See Attachment D)
 - Implement public housing security improvements:
 - Increase site lighting by 25%
 - Provide limited ingress and egress on all new developments.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities): New development plan includes one 74-unit and one 36-unit complex for the elderly.
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families: Increase the employment of the number of public housing residents on TANF by 10% per year.
 - Provide or attract supportive services to improve assistance recipients' employability: Increase, by 10%, the number of outside agencies that provide education, services, and training.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities: Continue with current programs for elderly and disabled persons, and implement new programs with outside agencies for new

- developments.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability are contained in the Objectives and the Fair Housing Policy of the PHA's Admissions and Continued Occupancy Policy (ACOP).
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: Affirmative measures to provide a suitable living environment for families living in assisted housing are specifically addressed in the PHA's Admissions and Continued Occupancy Policy (ACOP).
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Affirmative measures to provide accessible housing have been ongoing at the Montgomery Housing Authority since 1993. All modernization programs have addressed the issue of handicap accessibility. The MHA has over 40 fully handicap accessible units. Housing Developments have been modified to include handicap access ramps to all public facilities, handicap ramps at handicap units, and curb cuts for wheel chairs. The MHA has adopted the Disability Needs Addendum to the Dwelling Lease.
 - Other: (list below)
 - Maintain a practice of accepting housing discrimination complaints and forward these complaints to the proper investigative units.
 - Brief Section 8 owners and MHA personnel on the housing discrimination laws at least once per year.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

ii. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

iii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Annual Plan, which is attached hereto was developed by the Montgomery Housing Authority, hereinafter referred to as the MHA in this summary and in the accompanying plan, in accordance with the Rules and Regulations promulgated by HUD.

The goals and objectives of the MHA are contained in the Five-Year Plan and the ACOP/Section 8 Administrative Plan. These were written to comply with the HUD guidelines, rules, regulations, and Federal Law. The basic goals and objectives are:

- 1. Increase the availability of decent, safe and affordable housing in Montgomery, Alabama.**
- 2. The MHA will ensure equal opportunity in housing for all Americans.**
- 3. The MHA will promote self-sufficiency and asset development of families and individuals.**
- 4. The MHA will take steps to help improve community quality of life and economic vitality.**

The MHA does not plan to have any deviations from the Five-Year Plan. This Plan was written after consultation with necessary parties and entities as provided in the guidelines issued by HUD. All necessary accompanying documents are attached to the document, or are available upon request.

iv. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting

documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
ii. Executive Summary	1
iii. Table of Contents	2
1. Housing Needs	5
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	23
5. Operations and Management Policies	28
6. Grievance Procedures	30
7. Capital Improvement Needs	31
8. Demolition and Disposition	33
9. Designation of Housing	36
10. Conversions of Public Housing	38
11. Homeownership	40
12. Community Service Programs	42
13. Crime and Safety	46
14. Pets (Inactive for January 1 PHAs)	48
15. Civil Rights Certifications (included with PHA Plan Certifications)	48
16. Audit	48
17. Asset Management	48
18. Other Information	49
19. List of Attachments	55

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration: Contained in the MHA ACOP, Section XXVI. (Attachment D).
- FY 2000 Capital Fund Program Annual Statement (Attachment A)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (Attachment C)
- FY 2000 Capital Fund Program 5 Year Action Plan (Attachment B)
- Public Housing Drug Elimination Program (PHDEP) Plan (Attachment G)

- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial</i>	Annual Plan: Eligibility, Selection, and Admissions Policies

Applicable & On Display	Supporting Document	Applicable Plan Component
	<i>Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat/ceiling rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF	Annual Plan: Community

Applicable & On Display	Supporting Document	Applicable Plan Component
	agency	Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	140	5	3	2	4	4	4
Income >30% but <=50% of AMI	135	4	3	2	2	4	4
Income >50% but <80% of AMI	75	2	2	2	3	2	3
Elderly	30	3	2	2	2	2	2
Families with Disabilities	114	3	4	2	4	2	3

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Black	338	3	3	2	2	3	4
Hispanic	6	3	3	2	2	3	4
Native American	2	3	3	2	2	3	4
Asian	4	3	3	2	2	3	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1995 - 1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year: _____
- Other housing market study
Indicate year: _____
- Other sources: (list and indicate year of information)

- City of Montgomery - PY99 Action Plan - April 1999
- City of Montgomery - Analysis of Impediments to Fair Housing Choice
March 1998
- Central Alabama Aging Consortium - Area Plan on Aging
FY 1999 - 2000

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List PUBLIC HOUSING	
	Waiting list type: (select one)
<input type="checkbox"/>	Section 8 tenant-based assistance
<input checked="" type="checkbox"/>	Public Housing
<input type="checkbox"/>	Combined Section 8 and Public Housing
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:	

	# of families	% of total families	Annual Turnover
Waiting list total	138		648
Extremely low income <=30% AMI	135	97	
Very low income (>30% but <=50% AMI)	3	3	
Low income (>50% but <80% AMI)	0	0	
Families with children	133	95	
Elderly families	5	5	
Families with Disabilities	10	7	
Black	137	99	
Hispanic	0	0	
Asian	0	0	
Native American	0	0	
Characteristics by Bedroom Size (Public Housing Only)	# of families	% of total families	
1BR	17	12	
2 BR	92	67	
3 BR	19	14	
4 BR	10	7	
5 BR	0	0	
5+ BR	0	0	
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? _____</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

**Housing Needs of Families on the Waiting List
SECTION 8**

- Waiting list type: (select one)
- Section 8 tenant-based assistance
 - Public Housing
 - Combined Section 8 and Public Housing
 - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	226		30
Extremely low income <=30% AMI	215	95	
Very low income (>30% but <=50% AMI)	11	5	
Low income (>50% but <80% AMI)	0	0	
Families with children	175	77	
Elderly families	19	8	
Families with Disabilities	73	32	
Black	221	98	
White	5	2	
Asian	0	0	
Native American	0	0	

Characteristics by Bedroom Size (Public Housing Only)	# of families	% of total families	
1BR	33	15	
2 BR	101	45	
3 BR	81	36	
4 BR	10	4	
5 BR	1	0	
5+ BR	0	0	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? Two

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available

- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing, contingent upon funding levels.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance, contingent upon funding levels.
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work ceiling rents.
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
Prepare brochures for potential owners, explaining the Section 8 Program

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs

- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
b) Public Housing Operating Fund	6,703,386	
b) Public Housing Capital Fund	4,790,965	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,668,835	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	663,740	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Housing Counseling Grant	12,686	Public Housing (PH) Supportive Services
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Sources	Planned \$	Planned Uses
Capital Fund	575,109	PH Operations
Drug Elimination 1997	15,234	PH Supportive Svcs/ Safety/Security
Drug Elimination 1998	408,986	PH Supportive Svcs/ Safety/Security
3. Public Housing Dwelling Rental Income	1,496,741	PH Operations
4. Other income (list below)		
Capital Fund	400,000	PH Operations
5. Non-federal sources (list below)		
Total resources	20,735,763	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
The MHA verifies eligibility at the time the application is submitted and completed. The process of verification is initiated immediately and, upon completion of verification, the applicant is either placed on a waiting list or offered housing, provided proper sized housing is available.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity

- Rental history
 - Housekeeping
 - Other (describe): Credit reports.
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)
PHA Occupancy/Tenant Selection Office

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? _____

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? _____

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? _____

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office

- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
 - Other: (list below)
- c. Preferences
1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

_____ Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply) Need answer to this question
- Criminal or drug-related activity as proscribed by rules and regulations.
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below): PHA Section 8 Office, 1070 Bell Street.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for

a unit?

If yes, state circumstances below: As may be required to promote deconcentration and to help participants find suitable living arrangements.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the

space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

—— Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income

targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials N/A
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below) N/A

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below: Policies listed in the Dwelling Lease and MHA ACOP. (See Attachment F for Minimum Rent Hardship Exemption Policy.)

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents (In accordance with Handbook 7465.7)
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

Residents are required to report changes in family composition immediately.

New family members are added to the dwelling lease and increases in income are used to re-calculate rent, if applicable.

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below): Ceiling Rents calculated and adopted by the MHA as Flat Rents for a three year period.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
 - 100% of FMR
 - Above 100% but at or below 110% of FMR
 - Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - The PHA has chosen to serve additional families by lowering the payment standard
 - Reflects market or submarket

- Other (list below)
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
- a. Contained in Dwelling Lease
 - b. Contained in Admissions and Continued Occupancy Policy
 - c. See Appendix F for Minimum Hardship Exemption Policy

5. Operations and Management

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (See Attachment C)
- A brief description of the management structure and organization of the PHA follows:

The Executive Director of the Montgomery Housing Authority reports to a nine-member Board of Commissioners. The Executive Director, in turn, supervises several Division and Department Heads, as follows:

- a. The Lead Administrator is responsible for all Lead-Based Paint activities, including testing, risk assessment, coordinating abatement with the Modernization Coordinator and tracking reports of EBL children.
- b. The Public Information Officer deals with the media and authors management and resident newsletters in order to advance a positive image of public housing.
- c. The Director of Housing Management supervises the Section 8 Department, the Occupancy Department, and the individual housing development managers.
- d. The Director of Operations supervises the Maintenance Department, the risk Administrator, and the Personnel Department.
- e. The Director of Maintenance supervises all maintenance activities and the Purchasing Department.
- f. The Assistant Executive Director/Comptroller supervises all financial aspects of the Housing Authority.
- g. The Modernization Coordinator coordinates all modernization activities with the Maintenance Department, the Construction Inspector, and the modernization contractors.
- h. The Resident Initiatives Director supervises all resident recreational and educational activities offered by coaches and community workers.
- i. The Chief of the Investigative Unit supervises nine investigators who engage in community policing, conduct drug investigations, respond to reports of family violence, obtain background reports, etc.
- j. The Housing Authority Attorney handles all Housing Authority legal matters and advises the Board of Commissioners.
- k. The Grants Administrator is responsible for writing all grants, and coordinating with local organizations for providing educational, recreational, counseling activities for the MHA residents.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2500	648
Section 8 Vouchers	1100	120

Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	80	36
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	3017 UNITS SERVED Beginning 01/01/2000	
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
 - a. Montgomery Housing Authority Maintenance Manual
 - b. Montgomery Housing Authority Admissions and Continued Occupancy Policy
 - c. Dwelling Lease
 - d. Handbook for tenants
 - e. MHA Personnel Policy Manual
 - f. MHA Employee Safety Manual

- (2) Section 8 Management: (list below)
 - a. Section 8 Administrative Plan
 - b. Landlord Briefing Book

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

B. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below: The written Grievance Procedure for the MHA has redefined “promptly” to mean five business days.

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below): MHA Attorney’s Office

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of

its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) ATTACHMENT A

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) ATTACHMENT B

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

AL09P006001 - Riverside Heights
AL09P006004 - Riverside Heights
AL09P006007 - Riverside Heights

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

AL09P006001 - Riverside Heights
AL09P006004 - Riverside Heights
AL09P006007 - Riverside Heights
AL09P006005 - Paterson court
AL09P006008 - Paterson court

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: CEDAR PARK 1b. Development (project) number: AL09P006021
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>06/30/2000</u>
5. Number of units affected: 230 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/15/2001 b. Projected end date of activity: 06/15/2001

Demolition/Disposition Activity Description
1a. Development name: RIVERSIDE HEIGHTS 1b. Development (project) number: ALO0P006001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 10/21/1999
5. Number of units affected: 136 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/15/2001 b. Projected end date of activity: 01/15/2003

Demolition/Disposition Activity Description
1a. Development name: RIVERSIDE HEIGHTS

1b. Development (project) number: AL09P006004
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 10/21/1999
5. Number of units affected: 419 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/15/2001 b. Projected end date of activity: 01/15/2003

Demolition/Disposition Activity Description
1a. Development name: RIVERSIDE HEIGHTS 1b. Development (project) number: AL09P006007
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 10/21/1999
5. Number of units affected: 98 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/15/2001 b. Projected end date of activity: 01/15/2003

Demolition/Disposition Activity Description
1a. Development name: PATERSON COURT 1b. Development (project) number: AL09P006005
2. Activity type: Demolition <input type="checkbox"/>

Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 10/21/1999
5. Number of units affected: 44
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/15/2001 b. Projected end date of activity: 01/15/2003

Demolition/Disposition Activity Description
1a. Development name: PATERSON COURT 1b. Development (project) number: AL09P006008
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>10/21/1999</u>
5. Number of units affected: 156
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/15/2001 b. Projected end date of activity: 01/15/2003

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.79 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy

only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
	1a. Development name: Richardson Terrace 1b. Development (project) number: AL09P006014
	2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
	3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4.	Date this designation approved, submitted, or planned for submission: <u>01/06/70</u>
	5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? Originally built for elderly.
	6. Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
	1a. Development name: Oak Park Court 1b. Development (project) number: To Be Determined

2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>22/10/99</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 74 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Rosa Parks Place 2 1b. Development (project) number: To Be Determined
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>22/10/99</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 36 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or

<p>approved: ——) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4).
 (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<p>Public Housing Homeownership Activity Description (Complete one for each development affected)</p>
<p>1a. Development name:</p>

1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(DD/MM/YYYY)</u>
5. Number of units affected: _____ 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 04/23/1999

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Job Readiness - Structured program to offer information on resume' writing, proper clothing attire, grooming, behavior and relationship in the work place, punctuality, and the techniques of job search.	100	Specific criteria/waiting list.	Montgomery Extension Services/Montgomery Housing Authority.	Both
Child Care - Providing affordable child care services based on clients' ability to pay.	125	Specific criteria/waiting list	DHR/Family Guidance Center	Both
Money Management/Budget Counseling - Assistance in management of financial resources and counseling as to better use of income with existing expenditures.	150	Specific criteria	Montgomery Housing Authority/FGC/Consumer Credit Counseling	Both
GED Preparation - Assessment of clients, and the establishing of individualized assistance as it relates to the General Equivalency Diploma.	25	Specific criteria	Montgomery Public Schools/Montgomery Housing Authority	Both
Clothing Closets - providing referrals to residents in need of clothing for school or the work place	30	Specific criteria	Montgomery Housing Authority/First Congregational Church/Day St Baptist Ch.	Both
Transportation - assistance through referrals to clients when in school or work-related components. (Provides clients with bus vouchers for public transportation.)	75	Specific criteria/waiting list	Family coaches/DHR MHA/DART (Pending approval of Welfare to Work Grant).	Both
Entrepreneurial - Assistance with formulating small business ventures to stimulate an atmosphere of managerial skills/ownership.	10	Specific criteria	Montgomery Housing Authority	Public Housing
Financial Assistance - Rendering assistance to families in need (utility bills - gas, power, water, and telephone)	84	Specific criteria	First United Meth Church/ Cath Soc Svcs/ St. Jude Soc Svcs/ Montgomery Comm Action Agency	Both
Higher Education (skills training) - Assessment is offered to ensure clients' abilities and strengths correlate with their field of endeavor/ interests. Provide information on institutions of higher education in the surrounding area and link clients with fin assistance providers.	90	Specific criteria	Alabama State Un/ Trenholm Tech/ John Paterson Tech/ Montgomery Assessment Center	Both
Home Ownership - Inform tenants of all aspects of home ownership. Credit counseling, types of loans and how to acquire, instructions to owners on general care and maintenance, closing of property, etc.	8	Specific criteria	Montg Housing Auth/ South Trust/ GMAC/Regions/Northwest Mortgage/Consumer Credit Couns.	

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 09/30/1999)
Public Housing	NONE	NONE
Section 8	48	45

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

The requirement for Community Service, as required by the QHWRA has been included in the MHA Dwelling Lease, but will not become effective until the final rule has been published.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

TULANE COURT (AL09P006003) TULANE COURT (AL09P006009)
TRENHOLM COURT (AL09P006006) RIVERSIDE HEIGHTS (AL09P006001)
RIVERSIDE HEIGHTS (AL09P006004) RIVERSIDE HEIGHTS (AL09P006007)
SMILEY COURT (AL09P006013) GIBBS VILLAGE (AL09P006012)
CLEVELAND COURT (AL09P006002)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design

- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below): Bicycle Patrol

2. Which developments are most affected? (list below)

TULANE COURT (AL09P006003) TULANE COURT (AL09P006009)
 TRENHOLM COURT (AL09P006006) RIVERSIDE HEIGHTS (AL09P006001)
 RIVERSIDE HEIGHTS (AL09P006004) RIVERSIDE HEIGHTS (AL09P006007)
 SMILEY COURT (AL09P006013) GIBBS VILLAGE (AL09P006012)
 CLEVELAND COURT (AL09P006002)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below): Annual Kids and Cops Day

2. Which developments are most affected? (list below)

TULANE COURT (AL09P006003) TULANE COURT (AL09P006009)
 TRENHOLM COURT (AL09P006006) RIVERSIDE HEIGHTS (AL09P006001)
 RIVERSIDE HEIGHTS (AL09P006004) RIVERSIDE HEIGHTS (AL09P006007)
 SMILEY COURT (AL09P006013) GIBBS VILLAGE (AL09P006012)
 CLEVELAND COURT (AL09P006002)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan? (See Attachment G)
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Proposed Pet Policy is attached, but is not final until Federal Rules and Regulations are issued. (See Attachment E).

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name) _____
 Provided below:

The MHA met with the Resident Advisory Board, on October 8th and October 15th, 1999, prior to the 45-day comment period. The purpose of the meeting was to explain and discuss the contents of the MHA Five-Year and Annual Plans, and solicit comments, questions, and suggestions. The membership of the MHA Resident Advisory Board consists of Resident Council Presidents from ten public housing communities. Comments and questions are listed below:

- a. The new housing that is built should provide for more kitchen space?
Ans: The original houses were built 60 years ago, when appliances were smaller. New housing will provide for larger kitchens and pantries.
- b. Will HUD still be over these apartments and will the new developments have Management offices?
Ans: Yes, HUD will subsidize the new developments, the developments will have Management Offices, and the rent will be calculated the same as it is now.
- c. The streets in Paterson Court need paving, but why pave the street if the Court is going to be disposed of?
Ans: The streets will not be paved pending approval to dispose of Paterson Court. If Paterson Court remains, we will pave the streets.
- d. At what age are seniors eligible for elderly housing?
Ans: At age 62.
- e. When the new houses are built for the people in Paterson Court, will the elderly be living with the young, or will they be separated?
Ans: In the new communities, the plans are to build one section for the elderly, separate from non-elderly families.

- f. What income is too high to live in public housing?
Ans: There is no income that is too high. Anyone can live in public housing, regardless of income. The MHA has a ceiling rent which limits the amount of rent that can be charge, particularly to a high income family.
- g. Will everybody have to pay rent in the new communities?
Ans: The rent will be calculated exactly the same as it is now.
- h. Will the elderly get assistance with utilities in the new houses?
Ans: Yes, utility and rent calculations will be performed exactly as they are now.
- ii. How are the three people chosen for the grievance committee?
Ans: The members of the Grievance Committee are appointed by the Executive Director.
- j. Is the agreement still in effect that people on the FSS Program will not receive an increase in rent for 18 months, if they get a job?
Ans: Yes. It is a incentive for them move from welfare to work.
- k. If the people are allowed to have pets, they should not be allowed to have dogs and cats. People will not follow the rules and the dogs and cats will run every which way. They can attack people. Maybe the MHA can check to be sure the pets have their shots. Pets will cause fleas.
Ans: According to the rule, we cannot limit the type animal, only the size and number. Also, we will require that dogs be leashed. The Pet Policy will require that shots be kept up to date.
- l. When they are outside, dogs and cats should be on a leash, so they will not leave messes all over the yards.
Ans: The Pet Policy will contain a leash provision.
- m. Why can't we get paid for helping to work on this plan?
Ans: There is no money available for that. This is a voluntary service you, as a resident, are providing for your community. You are getting the best available information from the MHA staff to prevent you from listening to things that are not correct. You will know the facts, and can provide this information to the residents of your communities at your resident council meetings.
- n. The basketball racks at Paterson Court need replacing?
Ans: We will take action to correct that deficiency through the work order system.
- o. The railings on the outside of the one-bedroom apartments in Cleveland Court make it impossible for emergency units to get stretchers down the steps. The para-medics have to take the stretchers through the yards.

Ans: We will investigate that problem and change the position of the railings, if possible.

- p. Under Component 3, para A(5)a, one resident commented that the MHA should make accommodations for illiterate or non-English speaking applicants and residents.

Ans: A member of the MHA Staff will be available to read aloud any material that a resident or applicant cannot comprehend. Regarding non-English speaking persons, the staff will make a reasonable attempt to locate an interpreter.

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

a. When planning new construction that contains units designated for the elderly, the distribution of the housing will be such that the elderly will be separated from family housing. This was specifically requested by the Resident Advisory Board.

b. Based upon resident concerns for safety in public housing, the MHA Investigative Unit has implemented a Bicycle Patrol to maintain greater visibility for the residents and promote better relationships between the residents and the MHA staff..

c. Residents were very vocal about the pending Pet Policy. They are concerned about the types of animals, size of animals, dirt created by four legged animals, and resident safety from animal attacks. The MHA Staff reviewed the proposed policy and made changes to specify: (a) number pet per family; (b) maximum size and weight of four legged pets; (c) stringent pet restraint requirements, both indoors and outdoors; and (d) requirements for annual inoculations.

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) The residents of the MHA will be consulted to nominate their representative to serve on the MHA Board of Commissioners. However, the resident that ultimately serves will be appointed to the Board by the Montgomery City Council in

accordance with the State law.

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Montgomery, Alabama.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

a. By modernizing and maintaining existing public housing units, and by applying for

additional Section 8 Vouchers, the MHA will be able to meet the needs of the jurisdiction's very low to moderate income families that are distressed by housing problems and rent burden. This will help the City's goal of providing suitable housing to poverty stricken families.

b. By developing new, modern housing for the elderly, the MHA will provide additional housing to meet the needs of the City, as identified in the Consolidated Plan.

c. MHA activities and initiatives dealing with resident safety, crime prevention, and drug elimination are consistent with, and in addition to, Consolidated Plan activities of the Montgomery Police Department. Bicycle patrols will increase the visibility and effectiveness of the City's law enforcement activities.

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

a. The Consolidated Plan for the City of Montgomery supports the development of the PHA Plan by identifying census information in and around the MHA Housing Developments with respect to ethnic and elderly populations, and with a comparison of incomes to the Median Family Income for the jurisdiction. It further provides information on low to moderate income families that experience housing problems and rent burden. This enables the MHA to determine the extent to which public housing can meet the overall needs of the jurisdiction.

b. The Consolidated Plan includes a detailed summary of the Public Housing and Section 8 programs with respect to units available, modernization activities, recreational and counseling services. This presents, to the general public, a clear picture of the capability of the MHA to provide housing assistance for low-to-moderate income families.

c. A stated goal of the Consolidated Plan is to "Expand opportunities for low income, or otherwise disadvantaged citizens to lead meaningful, fulfilling lifestyles of their choice." Furthermore, the Consolidated Plan contains the following commitments:

(1) "The City will cooperate fully with the Montgomery Housing Authority in developing effective approaches to alleviating this (drug related and other crimes) problem".

(2) "The City will cooperate fully with the Montgomery Housing Authority in developing effective approaches to expanding/improving programs which encourage public housing residents to become more involved in the management of public housing."

(3) "The City intends to address promotion of home ownership in conjunction with the Montgomery Housing Authority using all practicable resources, including HOPE 1, HOPE 3, and HOME Programs."

d. In accordance with the Consolidated Plan, the City of Montgomery provides the MHA with pamphlets that describe program opportunities, regulations, and guidelines for

obtaining information about the HOME Program.

e. The Consolidated Plan includes plans for repair/replacement of MHA streets, as needed.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

ATTACHMENT ACAPITAL FUND PROGRAM ANNUAL STATEMENT

ATTACHMENT BCAPITAL FUND PROGRAM 5-YEAR ACTION PLAN

ATTACHMENT C MHA ORGANIZATION CHART

ATTACHMENT D MHA ADMISSIONS POLICY FOR
DECONCENTRATION

ATTACHMENT E PET POLICY

ATTACHMENT F MINIMUM RENT HARDSHIP EXEMPTION POLICY

ATTACHMENT G PHDEP PLAN2000

ATTACHMENT

A

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number AL09P006709 2000 FFY of Grant Approval: (04/2000)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	0
3	1408 Management Improvements	552,250.00
4	1410 Administration	410,900.00
5	1411 Audit	5000.00
6	1415 Liquidated Damages	0
7	1430 Fees and Costs	231,000.00
8	1440 Site Acquisition	0
9	1450 Site Improvement	341,798.00
10	1460 Dwelling Structures	2,659,855.00
11	1465.1 Dwelling Equipment-Nonexpendable	149,250.00
12	1470 Nondwelling Structures	0
13	1475 Nondwelling Equipment	20,000.00
14	1485 Demolition	0
15	1490 Replacement Reserve	0
16	1492 Moving to Work Demonstration	0
17	1495.1 Relocation Costs	55,000.00
18	1498 Mod Used for Development	0
19	1502 Contingency	0

20	Amount of Annual Grant (Sum of lines 2-19)	4,425,053.00
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line 20 Related to Section 504 Compliance	200,000.00
23	Amount of line 20 Related to Security	86,000.00
24	Amount of line 20 Related to Energy Conservation Measures	0

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table			
Development Number/Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide Activities			
1. PHA-WIDE	1408 MANAGEMENT IMPROVEMENTS	1408	<u>552,250.00</u>
	Resident Initiatives and Youth Activities		75,000.00
	Arts and Crafts		
	Field Trips		
	Sports Activities		
	Elderly Activities		
	4-H Clubs		
	INVESTIGATIVE UNIT		60,000.00
	SOFTWARE FOR THE MAIN FRAME		7,500.00
	CGP TRAINING		3,000.00
	STAFF TRAINING		4,000.00
	DRUG TESTING PROGRAM		4,000.00
	RESIDENT INITIATIVES SALARIES		330,000.00
	SECURITY SYSTEM MONITORING		6,250.00
	FAMILY GUIDANCE CENTER		15,000.00
	TUTORING PROGRAM		12,500.00
	BOYS AND GIRLS CLUB		15,000.00
	SECURITY FOR AL 6-14		20,000.00
	1410 ADMINISTRATIVE	1410	<u>410,900.00</u>
	SALARIES		275,684.00
	FRINGE BENEFITS		54,466.00
1. PHA-WIDE	TRAVEL		5,500.00
(CONT'D)	TELEPHONE/FAX		1,250.00
	PRINTING		7,000.00
	MOD INSPECTOR		35,000.00
	LBP INSPECTOR		32,000.00

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide Activities			
	1411 AUDIT	1411	<u>5,000.00</u>
	1430 FEES AND COSTS	1430	<u>231,000.00</u>
	A&E FEES FOR AL 6-12		159,000.00
	MOD COORDINATOR		72,000.00
2. AL 6-12			
GIBBS VILLAGE	1450 SITE IMPROVEMENTS	1450	<u>341,798.00</u>
	CLOTHES LINES		43,548.00
	MAIL BOXES		13,000.00
	LANDSCAPING		165,000.00
	SIDEWALKS		48,750.00
	PLAY AREAS		26,000.00
	UNDERGROUND UTILITIES		45,500.00
	1460 DWELLING STRUCTURES	1460	<u>2,659,855.00</u>
	HANDICAPPED RENOVATION		361,500.00
	KITCHENS		167,823.00
	PLUMBING		325,000.00
	ELECTRICAL		327,500.00
	FLOORS		156,000.00
2. AL 6-12	BATHS		103,444.00
GIBBS VILLAGE	DOORS		156,000.00
(CONT'D)	CABINETS		97,500.00
	PAINTING		85,500.00
	EXTERIOR SIDING		65,000.00
	LBP TESTING		6,500.00
	HVAC		400,000.00
	EXTERIOR RENOVATION		408,088.00

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide Activities			
	1465.1 DWELLING EQUIPMENT	1465.1	<u>94,250.00</u>
	REFRIGERATORS		58,500.00
	RANGES		35,750.00
3. AL 6-14			
RICHARDSON TERRACE	1465.1 DWELLING EQUIPMENT	1465.1	<u>55,000.00</u>
	WINDOW A/C UNITS FOR ELDERLY		55,000.00
4. PHA-WIDE	1475 NONDWELLING EQUIPMENT	1475	<u>20,000.00</u>
	OFFICE SUPPLIES		20,000.00
5. AL 6-12			
GIBBS VILLAGE	1495 RELOCATION	1495	<u>55,000.00</u>
6. PHA-WIDE	1502 CONTINGENCY	1502	<u>0.00</u>
	GRAND TOTAL		<u>4,425,053.00</u>

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
1. AL 6-12 GIBBS VILLAGE	12/31/01	06/30/02
2. AL 6-14 RICHARDSON TERRACE	12/31/01	06/30/02

ATTACHMENT

B

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-WIDE	PHA-WIDE	550	15%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1408 MANAGEMENT IMPROVEMENTS		ONGOING
INVESTIGATIVE UNIT	300,000.00	
RESIDENT INITIATIVES DIVISION SALARIES	1,650,000.00	
RESIDENT INITIATIVES ACTIVITIES	375,000.00	
FAMILY GUIDANCE CENTER	75,000.00	
BOYS AND GIRLS CLUB	75,000.00	
SECURITY SYSTEM MONITORING	31,250.00	
TRAINING	35,000.00	
DRUG TESTING	20,000.00	
TUTORING PROGRAM	62,500.00	
SECURITY FOR RICHARDSON TERRACE (AL 6-14)	100,000.00	
MAINFRAME SOFTWARE	37,500.00	
Total estimated cost over next 5 years	2,761,250.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
AL09P006012	GIBBS VILLAGE	30	6%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
SITE IMPROVEMENTS	1,020,000.00	FY 1997
HANDICAPPED RENOVATION	1,050,000.00	ONGOING MOD
KITCHENS	975,000.00	
PLUMBING	975,000.00	
ELECTRICAL	975,000.00	
FLOORS	475,000.00	
BATHROOMS	450,000.00	
EXTERIOR RENOVATION	1,102,264.00	
HVAC	737,250.00	
Total estimated cost over next 5 years	7,759,514.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
ALO9P006009	VICTOR TULANE COURT	51	21%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
SITE IMPROVEMENTS	700,000.00	FY 2003
HANDICAPPED RENOVATION	430,000.00	
KITCHENS	650,000.00	
PLUMBING	650,000.00	
ELECTRICAL	500,000.00	
FLOORS	400,000.00	
BATHROOMS	200,000.00	
DRYWALL	650,000.00	
HVAC	618,176.00	
WINDOWS	600,000.00	
CABINETS	200,000.00	
PAINTING	400,000.00	
Total estimated cost over next 5 years	5,998,176.00	

ATTACHMENT

C

ATTACHMENT

D

SECTION XXVI.

DECONCENTRATION RULE

2. Objective: the objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also, the housing authority will take actions to insure that no individual development has a concentration of higher income families in one or more of he developments. To insure that the housing authority does not concentrate families with higher income levels, it is the goal of the housing authority not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the housing authority's computer system.
3. Actions: To accomplish the deconcentration goals, the housing authority will take the following actions:
 - A. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous housing authority fiscal year.
 - B. To accomplish the goals of:
 - (1) Housing not less that 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of the area median income, and
 - (2) Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income , the housing authority's Tenant Selection and Assignment Plan, which is a part of this policy, provides for skipping families on the waiting list to accomplish these goals.

ATTACHMENT

E

**Montgomery Housing Authority (HA)
Dwelling Lease Addendum**

This addendum is being executed in accordance of Section XVI of the Dwelling Lease to govern Pet

Table Library

Ownership in Public Housing

As applicable, Section 526 of the Quality Housing and Work Responsibility Act of 1998 (Public Law 105-276, 112 Stat. 2451, 2568 (the Public Housing Reform Act of 1998) added new section 31 (captioned APet Ownership in Public Housing@) to the United States Housing Act of 1937. Section 31 establishes pet ownership requirements for tenants of public housing other than federally assisted rental housing for the elderly or persons with disabilities. Section 227 of the Housing-Rural Recovery Act of 1983 (12 U.S.C. 1701r-1) (the 1983 Act) covers pet ownership requirements for the elderly or persons with disabilities.

This rule does not alter or affect these regulations in any way, nor would the regulation in Section 227 of the 1983 Act apply in any way to Section 31 of the 1937 Act. Section 31 of the 1937 Act is being implemented by adding a new subpart G to 24 CFR Part 960. The following policies must be complied with for pet ownership in the HA:

1. Pet ownership: A tenant may own one or more common household pets or have one or more common household pets present in the dwelling unit of such tenant, subject to the following conditions:
 4. Each Head of Household may own up to two pets. If one of the pets is a dog or cat, (or other four legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet.
 5. If the pet is a dog or cat, it must be neutered/spayed, and cats must be declawed. Evidence of neutering/spaying can be provided by a statement/bill from veterinarian and/or staff of the humane society. The Tenant must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Tenant shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Also, the weight of a cat cannot exceed 10 pounds (fully grown).
 6. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.
 7. If the pet is fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The Tenant is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and nonhazardous manner.
 8. If the pet is a dog, it shall not weigh more than 20 pounds (fully grown).
 9. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from veterinarian or staff of the humane society.
 10. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a leash and kept off other Tenant's lawns.
 11. All authorized pet(s) must be under the control of an adult. An unleashed pet, or one tied to a fixed object, is not under the control of an adult. Pets which are unleashed, or leashed and unattended, on HA property will be impounded and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet and at the expense of the Tenant. Also, if a member of the HA staff has to take a pet to the Humane Society the Tenant will be charged \$50 to cover the expense of taking the pet(s) to the Humane Society.
 12. Pet(s) may not be left unattended for more than twenty-four consecutive hours. If it is reported to HA staff that a pet(s) has been left unattended for more than a twenty-four (24) consecutive hour period, HA staff may enter the unit and remove the pet and transfer the pet to the humane society. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Tenant.
 13. Pet(s), as applicable must be weighed by HA staff prior to execution of the lease agreement. The pet will be

weighed at the following location, and the Tenant agrees to transport the pet to the stated location:_____.

Note:

Any pet that is not fully grown will be weighed every six months. Also, any pet that exceeds the weight limit at any time during occupancy will not be an eligible pet and must be removed from HA property.

- 2. Responsible Pet Ownership: Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of to avoid any unpleasant and unsanitary odor from being in the unit.
- 3. Prohibited Animals: Animals that are considered vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, rottweiler, doberman pincher, pit bulldog, and/or any animal that displays vicious behavior. This determination will be made by a HA representative prior to the execution of this lease addendum.
- 4. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other tenants. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities. The Housing Manager will terminate this authorization, if a pet disturbs other tenants under this section of the lease addendum. The Tenant will be given one week to make other arrangements for the care of the pet.

If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other Tenants, or create a problem in the area of cleanliness and sanitation, the Housing Manager will notify the tenant, in writing, that the animal must be removed from the Public Housing Development. The written notice will contain the date by which the pet must be removed and this date must be complied with by the Head of Household. This date will be immediate if the pet may be a danger or threat to the safety and security of other tenants. The Tenant may request a hearing, which will be handled according to the HA’s established grievance procedure. Provided, however, the pet must be immediately removed from the unit upon notice during the hearing process if the cause is because of safety and security.

- 5. The Tenant is solely responsible for cleaning up the waste of the pet within the dwelling and on the grounds of the public housing development. If the pet is taken outside it must be on a leash at all times. If there is any visible waste by the pet it must be disposed of in a plastic bag, securely tied and placed in the garbage. If the HA staff is required to clean any waste left by a pet, the Tenant will be charged \$25 for the removal of the waste.
- 6. The Tenant shall have canine pets restrained so that maintenance can be performed in the apartment. The Tenant shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Tenant shall be charged a fee of \$25.00. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained will be impounded and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the HA staff has to take a pet to the Humane Society the Tenant will be charged an additional \$50 to cover the expense of taking the pet(s) to the Humane Society. The housing authority shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.

MONTGOMERY HOUSING AUTHORITY FEE AND DEPOSIT SCHEDULE

Type of Pet	Fee	Deposit
-------------	-----	---------

Dog	\$150	\$250
Cat	\$100	\$150
Fish Aquarium	\$50	\$100
Fish Bowl (Requires no power and no larger than two gallons)	\$0	\$25
Caged Pets	\$100	\$150

THE ENTIRE FEE AND DEPOSIT (SUBJECT TO THE EXCEPTION LISTED BELOW) MUST BE PAID PRIOR TO THE EXECUTION OF THE LEASE ADDENDUM. NO PET SHALL BE ALLOWED IN THE UNIT PRIOR TO THE COMPLETION OF THE TERMS OF THIS PET POLICY. IT SHALL BE A SERIOUS VIOLATION OF THE LEASE FOR ANY TENANT TO HAVE A PET WITHOUT PROPER APPROVAL AND WITHOUT HAVING COMPLIED WITH THE TERMS OF THIS POLICY. SUCH VIOLATION SHALL BE CONSIDERED TO BE A VIOLATION OF PARAGRAPH IV (L) OF THE LEASE.

IF THE DEPOSIT IS MORE THAN \$100.00, THE HEAD OF HOUSEHOLD MAY ELECT TO PAY \$100.00 AT THE TIME OF THE SIGNING OF THIS ADDENDUM AND MAKE \$50.00 PER MONTH PAYMENTS UNTIL THE TOTAL DEPOSIT IS PAID. IF ANY PAYMENT IS NOT MADE PRIOR TO THE TENTH OF THE FOLLOWING MONTH, THE PET AND OTHER ANIMALS SHALL BE REMOVED. THE FEE SHALL NOT BE REIMBURSED, AND THE DEPOSIT MADE SHALL BE UTILIZED TO OFFSET DAMAGES CAUSED BY THE PET. ANY BALANCE, IF ANY, FROM THE DEPOSIT WILL BE REFUNDED TO THE TENANT.

RESIDENT ACKNOWLEDGMENT

After reading and/or having read to me this lease addendum I, _____ agree to the following:
I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the pet(s) in accordance with this lease addendum.

I agree and understand that I am liable for any damage or injury whatsoever caused by pet(s) and shall pay the landlord or applicable party for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for pet ownership and that paying for the insurance is my responsibility.

I agree to accept full responsibility and will not hold liable (indemnify) the landlord for any claims by or injuries to third parties or their property caused by my pet(s).

I agree to pay a non-refundable fee of \$_____ to cover some of the additional operating cost incurred by the HA. I also understand that this fee is due and payable prior to the execution of this lease addendum.

I agree to pay a refundable pet deposit of \$_____ to the HA. If the pet deposit exceeds \$100.00, the deposit may be paid with an initial payment of \$100.00, and the additional amount due in increments of \$50 per month for _____ consecutive months. The \$50.00 is due and payable with my rent and other charges. If I fail to make the total payment due, which shall include the pet deposit payment, rent and other charges, my lease will be terminated in accordance with the provisions of the dwelling lease and collection policy. The Fee and Initial Deposit must be paid prior to the execution of this lease addendum. The pet deposit may be used by the Landlord at the termination of the lease toward payment of any rent or toward payment of any other costs made necessary because of Tenant=s occupancy of the premises. Otherwise, the pet deposit, or any balance remaining, will be returned to the Tenant after the premises are vacated and all keys have been returned. I understand and agree that I am not entitled to any interest on my deposit.

ATTACHMENT

F

MINIMUM RENT HARDSHIP EXEMPTIONS:

The HA shall immediately grant an exemption from application of the minimum monthly rent to any family making a proper request in writing who is unable to pay because of financial hardship, which shall include:

- \$ The family has lost eligibility for, or is awaiting an eligibility determination for a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the immigration and nationalization act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.
- \$ The family would be evicted as a result of the implementation of the minimum rent (This exemption is only applicable for the initial implementation of a minimum rent or increase to the existing minimum rent).

- \$ The income of the family has decreased because of changed circumstance, including loss of employment.
- \$ A death in the family has occurred which affects the family circumstances.
- \$ Other circumstances which may be decided by the HA on a case by case basis.
- \$ All of the above must be proven by the Resident providing verifiable information in writing to the HA prior to the rent becoming delinquent and before the lease is terminated by the HA.

If a resident requests a hardship exemption (**prior to the rent being delinquent**) under this section, and the HA reasonably determines the hardship to be of a temporary nature, exemption shall not be granted during a ninety day period beginning upon the making of the request for the exemption. A resident may not be evicted during the ninety day period for non-payment of rent. In such a case, if the resident thereafter demonstrates that the financial hardship is of a long term basis, the HA shall retroactively exempt the resident from the applicability of the minimum rent requirement for such ninety day period. This Paragraph does not prohibit the HA from taking eviction action for other violations of the lease.

ATTACHMENT

G

THE HOUSING AUTHORITY OF THE
CITY OF MONTGOMERY, ALABAMA

PHDEP
ANNUAL PLAN 2000

Wiley Thomas, Executive Director
1020 Bell Street Montgomery, Alabama 36104

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 662,640.00

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X

C. FFY2000 in which funding is requested \$662,640.00

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Housing Authority of the City of Montgomery, Alabama, proposes to address the problem of drugs and drug-related crime in its nine public housing communities by applying a Community Policing concept. A coordinated effort by the Montgomery Police Department and the Authority's Investigative Unit will target criminal activities and drug trafficking through community policing combined with assertive patrolling and high visibility. In partnership with over one hundred agencies and organizations, the Resident Initiatives Division will provide services for over 6,600 residents, including approximately 3,500 youths. It will continue and expand a comprehensive assortment of drug prevention programs, including adult education, after-school tutoring, pre-school instruction, sports, recreation, social services and a host of activities targeting all age groups from infants to the elderly

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Cedar Park	230	380
Cleveland Court	150	322
Gibbs Village	496	988
Paterson Court	200	333
Richardson Terrace	100	89

Riverside Heights	654	1,142
Smiley Court	369	1,118
Trenholm Court	354	899
Victor Tulane	464	1,251

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ **12 Months** _____ **18 Months** _____ **24 Months** **X** **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	648,750	AL09DEP0060195			
FY 1996	644,250	AL09DEP0060196			
FY 1997	785,460	AL09DEP0060197			
FY1998	784,420	AL09DEP0060198	210,123.02		12/00
FY 1999	664,660	AL09DEP0060199	664,660.00		1/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

At this time, the most serious drug problem in the Montgomery public housing communities appears to be crack cocaine. We believe that the primary method for drug distribution is through open air markets. Therefore, the Montgomery Housing Authority is collaborating through a contractual partnership with the MPD and other law enforcement agencies to coordinate community policing, including bike patrols. They periodically concentrate aggressive patrols and surveillance of open air markets, pin pointing potential drug hot spots. The MHA’s aggressive anti-drug program includes, but is not limited too: year around youth sports using the YMCA facilities, Boys and Girls club located in Tulane Court, GED classes and after school tutorials, Girl Scouts, Boy Scouts and HIPPIY. These programs have strengthened the drug-resistance of 2957 children, youth and adults in 1999. The MHA staff monitors and evaluates the contentious progress and success of PHDEP programs and activities through resident surveys, resident council and public meetings, agency reports and staff interviews. Demonstrating the most effect outcome monitoring reporting system showing the effectiveness of the PHDEP.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 99 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	75,000.00
9120 - Security Personnel	0
9130 - Employment of Investigators	383,416.00
9140 - Voluntary Tenant Patrol	0
9150 - Physical Improvements	0
9160 - Drug Prevention	194,224.00
9170 - Drug Intervention	0
9180 - Drug Treatment	0
9190 - Other Program Costs	10,000.00
TOTAL PHDEP FUNDING	662,640.0

-66_ PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$ 75,000.00	
Goal(s)	Reduce/Eliminate drugs/crime/violence in Montgomery Housing Authority's nine Communities.						
Objectives	Continue and expand the understanding with the MPD, utilizing the same contract, through closer monitoring of drug activities and working to eliminate hot spots.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Add extra patrol			1/1/00	12/30/01	75,000.00	0	The MPD ROT Team is evaluated by several indicators: 1) Statistical information concerning Uniform Crime Report Part I-crimes and drug

							arrests in public housing; 2) Dispatch complaints data; 3) Surveys of residents; 4) One-on-one conversations between residents and Investigators and Policemen, and 5) local crime/drug data.
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$0	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$383,416.12	
Goal(s)							
Reduce/Eliminate drugs/crime/violence in Montgomery Housing Authority nine housing communities.							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Employ 7 investigators			1/98	1/00	383,416		The MHAIU is evaluated by several indicators: 1) Statistical information concerning Uniform Crime Report Part I-

							crimes and drug arrests in public housing; 2) Dispatch complaints data; 3) Surveys of residents; 4) One-on-one conversations between residents and Investigators and Policemen and 5) local crime/drug data.
2.							
3.							

9140 - Voluntary Tenant Patrol						Total PHDEP Funding: \$0	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements						Total PHDEP Funding: \$0	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$194,223.88		
Goal(s)	Offer alternative programs for youth and adult involvement in drugs/crime/violence						
Objectives	Involve youth and adults in alternative programs in substance abuse, education, recreation/cultural and youth sports to promote anti drug/crime/violence strategies.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Girl Scouts	602	8 communities	1/98	12/00	3,000	In-kind 12,000	Methods of data collection for analysis, evaluation and establishment of baseline are surveys, individual interviews, discussion groups/resident council, program reports and working knowledge of targeted area.
2. Boy Scouts	300	8 communities	1/98	12/00	3,000	In-kind 10,000	Same as above
3. YMCA		8 communities	1/98	12/00	3,000	In-kind 10,000	Same as above
4. HIPPY	498	8 communities	1/98	12/00	12,000	In-kind 100,000	Same as above
5. Discover		Trenholm Court	1/98	12/00	12,350	Governor Office of Drug Abuse Grant 15,000	Same as above
6. HOPE		Cedar Park	1/98	12/00	12,350	Governor Office of Drug Abuse Grant 15,000	Same as above
7. Adult Education		Tulane Court	1/98	12/00	25,000	In-kind 5,000	Same as above
8. Boys and Girls Club		8 communities	1/98	12/00	3,000	In-kind 88,916	
9. Administrative Salaries		9 communities	1/98	12/00	120,524		Same as above

9170 - Drug Intervention						Total PHDEP Funding: \$0	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment						Total PHDEP Funding: \$0	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs						Total PHDEP Funds: \$10,000.00	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1Safety .Survey			7/1/00	12/1/00	10,000.00	0	Survey results
2.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	100%	75,000.00		
9120				
9130	25%	94,000.00	50%	190,000.00
9140				
9150				
9160			50%	85,000.00
9170				
9180				
9190	100%	10,000.00		
TOTAL		\$179,000		\$275,000

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”