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(exp. 02/28/2006)

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

PHA Plans – al006v02

5-Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

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) 04/2005

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-**1020 Bell Street, Montgomery, Alabama 36104**
☐ 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 2005 - 2009

[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.

☒ The PHA's mission is: (state mission here)

THE MISSION OF THE MONTGOMERY HOUSING AUTHORITY IS TO PROVIDE QUALITY, INNOVATIVE HOUSING FOR DIVERSE FAMILIES IN NEED, PROMOTE OPPORTUNITIES FOR SELF-SUFFICIENCY AND ECONOMIC INDEPENDENCE, AND TO BUILD THRIVING COMMUNITIES IN MONTGOMERY, ALABAMA.

In order to achieve this mission, the Montgomery Housing Authority will:

- Recognize residents as the ultimate customer.
- Treat all residents with dignity and respect.
- Improve efforts to encourage better resident organization participation, including the possibility of a Resident Management Corporation.
- Improve the Montgomery Housing Authority (MHA) management and service delivery efforts through effective and efficient management of MHA staff.
- Seek problem-solving partnerships with the residents, community agencies and government leadership.
- Apply MHA resources to the effective and efficient management and operation of public housing programs, taking into account the drastic cuts in federal funding.
- Continue to seek funding to replace drug elimination programs lost due to cessation of PHDEP funding.
- Work to provide more Family Self Sufficiency opportunities for residents.
- Continue to encourage resident empowerment and self-sufficiency.
- Work to provide improved services to residents in spite of drastic cuts in federal funding previously available for these purposes.
- Devise and implement home ownership opportunities for residents and Section 8 participants.
- Provide decent, safe and quality housing.
- Work to improve safety issues within communities.
- Continue to provide staff training in an effort to improve efficiency and communication skills to better serve the residents.
- Increase efforts to improve curb appeal and to find ways to encourage residents take pride in their communities.
- Continue to keep MHA web site www.MHAtoday.org updated so that housing information and news is available to the community at large.
- Find ways to improve housing stock.

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:
- ☒ Reduce public housing vacancies: Reduce vacancy rate to 3%, reduce turn around time to twenty (20) 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: (PHAS score) 76%
  - Work toward achieving higher performance and increasing PHAS score to 80% and to improve on RIM compliance. Notwithstanding the condition of MHA properties, MHA hopes to increase the PHAS score, as the criteria now stands, to 90% by FY 2008.
- ☒ Improve voucher management: (SEMAP score) 81% (FYE 03/31/04 – 75%)
  - MHA plans to focus on continued improvement in all SEMAP indicators to achieve a ranking of high performer by FY 2007 and to improve on RIM compliance.
- ☒ Increase customer satisfaction: **Based on funding availability, the HA will:**
  - Continue to provide Welfare to Work opportunities through programs in public housing to help residents become more self-sufficient.
  - Encourage program participation by advertising and other means of communications to public housing residents.
  - Continue to provide orientation sessions to prospective tenants on site.
  - Increase tenant satisfaction through continued efforts with resident organizations. MHA Staff will continue to work with tenants to encourage their input and participation in an effort to get to know what is needed to better serve the communities and to provide a good living environment.
- ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - The MHA staff will become more involved and will increase efforts in the areas of Communications, Safety, Unit inspections and overall appearance of housing properties.

- Public housing and Section 8 inspections are contracted out to an independent outside agency employing certified inspectors. MHA is negotiating to begin use of handheld computers by the inspectors to more efficiently manage the inspection function.
- Applications are taken annually by a lottery system and a predetermined number of names are selected at random from the computer, which compiles the waiting list for the upcoming year.

☒ Renovate or modernize public housing units:
- Victor Tulane Court AL 6-9 (new property number is AL 6-22) – construction of 102 mixed units on-going.
- Repairs of units in very poor condition PHA-wide to make them habitable.
- Continue to file claims with insurance company for units totally destroyed by vandalism.

☒ Demolish or dispose of obsolete public housing:
- Partial demolition in Smiley Court AL 6-13 and Trenholm Court AL 6-6
- Disposition of Riverside Heights AL 6-4, AL 6-1 and AL 6-7

☒ Provide replacement public housing:
- Continue to discuss the disposition of some public housing units and replacement with new units to improve housing stock.

☒ Provide replacement vouchers: As demolition and/or disposition takes place, subject to HUD funding.

☒ Other: (list below)
- Renovations to Victor Tulane Court AL 6-9
- The Montgomery Housing Authority is taking the following actions to improve its vacancy rate: a) work diligently to add units to the rent roll on a weekly basis; b) the housing authority will make application for demolition of 68 structurally damaged units, beyond repair, in Smiley Court AL 6-13.
- Identify and remove sidewalk tripping hazards, problems with overgrown vegetation, drainage problems, and potholes in streets and other deficiencies, as identified in REAC Inspections.

☒ PHA Goal: Increase assisted housing choices
Objectives:

☒ Provide voucher mobility counseling: A special segment of the tenant briefing is specifically related to voucher mobility to new participants.

☒ Conduct outreach efforts to potential voucher landlords:
- The Montgomery Housing Authority will continue its outreach plans to attract landlords in suitable locations throughout the City of

Montgomery in its effort to improve and increase its landlord base by 50% by the end of FY 2005.

- Additional marketing and outreach efforts will be undertaken to help achieve this goal.
- Training meetings will continue for potential new landlords to educate and familiarize them with the Section 8 voucher program.

☐ Increase voucher payment standards

☐ Implement voucher homeownership program:

☐ Implement public housing or other homeownership programs:

☐ Implement public housing site-based waiting lists: Gibbs Village AL 6-12 and Tulane Gardens AL 6-22.

☒ Convert public housing to vouchers: (Concept is being studied as a possibility.)

☐ Other: (list below)

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

☒ PHA Goal: Provide an improved living environment

Objectives: MHA staff will continue meetings with residents and resident councils to seek their input and find ways to improve the quality of life in housing communities and assist them with upward mobility. Housing Managers are all available to meet with our residents and our community workers and counselors (**subject to funding)** are available to offer guidance and help residents with their needs.

☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- The MHA will continue to utilize public relations strategies to publicize housing programs in the entire Montgomery market area, not just targeting low-income/poverty areas. Methods in use are print advertisement in the Apartment Guide booklet, a free publication for the community; public service announcements for television, aired on four local network affiliates; and a MHA web site, www.MHAToday.org has also been developed and is being maintained and kept updated. This site enables broader community outreach to potential referral sources and offers information on the public housing and Section 8 programs administered by the MHA to include valuable information on eligibility requirements, documents required to make application, local preferences, etc. The MHA staff will continue to make regular presentations to civic groups and neighborhood associations to explain the programs of the housing authority.
- Measures have also been implemented to deconcentrate poverty through our approved *Deconcentration Rule* as contained in the *Admissions and Continued Occupancy Policy* (ACOP), Section XXVI. **(See Attachment al006a02).**

☒ 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 deconcentrate poverty through our approved *Deconcentration Rule* contained in the *Admissions and Continued Occupancy Policy* (ACOP), Section XXVI. Reports are made by our Admissions/Occupancy department on a bi-monthly basis to check the status of our deconcentration. **(See Attachment al006a02).**

☒ Implement public housing security improvements:
- Continue efforts to further improve and increase site lighting.
- Limit ingress and egress for all new developments – This was taken into consideration when planning the redevelopment of Tulane Court AL 6-9, now assigned a new property number AL 6-22.
- Turn additional public housing developments into gated communities, subject to funding availability.
  - Closing off Bainbridge Street in Trenholm Court.

☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

☒ Other: (list below)
- Continue to enforce One Strike policy.
- Increase public safety
- Develop measures that encourage a more peaceful and tranquil environment in public housing.

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: The MHA will continue to assist residents with employment opportunities that are available by organizing on-site job fairs, providing services and referrals.

☒ Provide or attract supportive services to improve assistance recipients' employability: The MHA will continue to seek new innovative partnerships that will improve and enhance initiatives for residents to become employable and employed.

☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities: Our strategy is to continue to provide on-site resources to assist the elderly and disabled families with educational, informational and supportive services to encourage independent living.

☒ Other: (list below)

- Provide employment opportunities to residents to enable them become more self-sufficient.

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: The MHA will continue to ensure equal opportunity for all housing applicants and affirmatively further fair housing as contained in 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 those living in assisted housing are specified in the ACOP.

☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: The Montgomery Housing Authority has 69 handicapped accessible units.

☒ Other: (list below)

- Brief Section 8 owners and MHA personnel on the housing discrimination laws at least once a year. MHA provides annual owner meetings where these laws and the lead based paint regulations are discussed. In addition, the MHA has a Section 8 Landlord Newsletter to keep owners informed/updated on these and other rules/regulations. MHA staff attends the regular monthly meetings of the Montgomery Apartment Association. Staff is available any time to answer questions raised by owners and they actively investigate and/or refer any housing discrimination complaints to appropriate entities.
- Emphasis is placed on improved communication and prompt response. With the new telephone system, all management and front line staff has a direct telephone line with voice mail and are required to check messages and respond in a timely manner.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. 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**

ii. 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 in the Admissions and Continued Occupancy Policy (ACOP) and in the Section 8 Administrative Plan. These were written to comply with HUD guidelines, rules regulations, and Federal Law. The basic goals and objectives are:

- Initiate the development of a plan for the deconcentration and future development of public housing.
- Increase the availability of decent, safe and affordable housing in Montgomery, Alabama.
- Ensure equal opportunity in housing for all Americans.
- Promote self-sufficiency and asset development of families and individuals.
- Take steps to help improve community quality of life and promote economic vitality.
- Strive to maintain whatever programs it can for residents and staff, notwithstanding the elimination of drug eliminating funding, drastic cuts in Capital Funding and an inadequate Operating subsidy funding level.
- Increase communications by and between staff and staff, staff and residents, and staff and commissioners.
- Work with non-profit and other entities to continue to work toward providing new forms of housing for the municipality.

This plan was written after consultation with necessary parties and entities as provided in the guidelines issued by HUD. All necessary accompanying documents are either attached to the document of are available upon request.

iii. 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.

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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:

☒ Attachment - **A:al006a02 –** Admissions Policy for Deconcentration and Community Services Requirements Policy

☒ Attachment – **B: al006b02 -** FY 2005 Capital Fund Program Annual Statement

☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☒ Attachment – **C: al006c02 -** PHA Management Organizational Chart

☒ Attachment – **D: al006d02 -** FY 2005 Capital Fund Program 5 Year Action Plan

☐ Public Housing Drug Elimination Program (PHDEP) Plan

☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **Comments listed in PHA Plan text.**

☒ Other (List below, providing each attachment name)

- Attachment – **E: al006e02** – P&E Reports
- Attachment – **F: al006f02** – Pet Policy
- Attachment – **G: al006g02** – Voluntary Conversion Required Initial Assessments.
- Attachment – **H: al006h02** – Resident Membership on governing Board
- Attachment – **I:al006i02** – Statement of Progress 5-Year Plan Mission and Goals
- Attachment – **J: al006j02** – Section 8 Homeownership Capacity statement.
- Attachment – **K: al006k02** – Board Resolution approving submission of Plans
- Attachment – **L: al006l02** – Deconcentration Policy for covered developments
- Attachment – **M: al006m02** – Certifications **(Originals mailed to HUD with al00601 submission).**

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.

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
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 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development ☐ Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☐ 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 ☒ Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ 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
	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
	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	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ Check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community 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
	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 903.7 9 (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-ability	Size	Location
Income <= 30% of AMI	11,747	5	4	4	3	3	2
Income >30% but <=50% of AMI	20,935	4	4	3	3	3	3
Income >50%	29,368	4	4	4	3	4	4

Housing Needs of Families in the Jurisdiction By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Location
but <80% of AMI							
Elderly	26,914	5	5	4	4	4	4
Families with Disabilities	57,506	5	5	5	4	4	4
Race/Ethnicity (White)	187,390	5	5	5	4	4	4
Race/Ethnicity (Black)	125,536	4	4	4	4	3	3
Race/Ethnicity (Hispanic or Latino)	4135	4	3	3	3	3	3
Race/Ethnicity (American Indian & Alaskan Native)	1504	3	2	2	3	2	3
Race/Ethnicity (Asian & Pacific Islander)	2481	3	2	2	3	2	3

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:
☒ 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)

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

Housing Needs of Families on the Waiting List PUBLIC HOUSING			
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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	53		262
Extremely low income <=30% AMI	40	.76	
Very low income (>30% but <=50% AMI)	11	.28	
Low income (>50% but <80% AMI)	2	.5	
Families with children	22	.55	
Elderly families	1	.3	
Families with Disabilities	5	.13	
Race/ethnicity	53 Black	1.33	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	31		
2 BR	16		
3 BR	6		
4 BR	0		
5 BR	0		
5+ BR			

Housing Needs of Families on the Waiting List PUBLIC HOUSING
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? 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

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/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	522		311
Extremely low income <=30% AMI	408	78%	
Very low income (>30% but <=50% AMI)	107	21%	
Low income (>50% but <80% AMI)	7	1%	
Families with children	411	79%	
Elderly families	11	2%	
Families with Disabilities	77	15%	
Race/ethnicity (White)	1	0.20%	
Race/ethnicity (Black)	521	99.80%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)	N/A		
1BR	NA		

form **HUD 50075** (03/2003)

Housing Needs of Families on the Waiting List SECTION 8			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

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

If yes:

How long has it been closed (# of months)? 10 months (since November 2003)

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 – Annual owner briefings are held to educate current landlords. Quarterly owner briefings for new landlord and potential landlords are planned to increase participation by new owners. The MHA currently publishes a Landlord Newsletter for current and potential landlords.

☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program – Criminal background checks and credit checks are required for all applicants.

☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

☒ Other (list below)

- Make other improvements, in accordance with the Plan being developed, for the deconcentration and development of public housing.

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)

- Seek means of reviewing the decline in rents being paid by Section 8 clients.

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

☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance – 78 % of families on the Section 8 voucher program waiting list are at or below 30% of AMI.

☐ Employ admissions preferences aimed at families with economic hardships

☒ Adopt rent policies to support and encourage work

- Preferences for Working Families and families involved in upward mobility and educational programs.

☐ 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

☒ Other: (list below)

- The MHA's Family Self Sufficiency program works to provide assistance to Families in obtaining employment. In addition, the Section 8 Homeownership program encourages families to maintain employment to qualify for the program.

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)
- Seek to increase units for the Elderly and Disabled.

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:
- The MHA began a mass communications/public relations campaign to publicize housing programs to reach a more broad, less targeted area, via public service announcements for television, print advertisement in the Montgomery Apartment Guide (a free publication distributed throughout the Montgomery area)
- The MHA has developed its own website – www.@MHAToday.org The website is being maintained, updated and promoted. The site has received 19,661 visits since its inception September 5, 2003. (Count last taken September 8, 2004).
- MHA staff makes regular presentations at Civic Clubs and neighborhood associations to explain the programs of the Montgomery Housing Authority.

☐ 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)

- A landlord packet is available for potential owners explaining the Section 8 program and the benefits of being a Section 8 Landlord. In addition, quarterly briefings are scheduled for new and potential landlords.

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 **Update:** Hiring restricted due to inadequate funding and funding cuts by HUD that have resulted in the MHA having insufficient resources to continue to provide programs for residents to help them achieve success. The MHA had to discontinue the following community programs due to funding constraints/loss: Adult Education (GED); Adult Education (Tutorial); TAPS; Boy Scouts; Girl Scouts; Cultural Arts; Family Guidance; Youth Sports;

☐ 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 2005 grants)**		
a) Public Housing Operating Fund	7,764,136	
b) Public Housing Capital Fund	3,625,497	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
e) Annual Contributions for Section 8 Tenant-Based Assistance	8,298,672	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Weed and Seed Program	50,000	Cleveland Ct. Residents
Capital Fund-Replacement Housing	455,715	Replacement Housing
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	993,125	PH Operations
4. Other income (list below)		
Housing Counseling	10,000	Counseling Services
CFP Replacement Housing	3,192,563	Housing
CFP	3,578,926	PH Operations
CFP Replacement Housing	19,807	Replacement Housing
CFP Replacement Housing	312,679	Replacement Housing
4. Non-federal sources (list below)		
Total resources	28,301,120	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

- Admissions and Continued Occupancy Policy (ACOP)
- Dwelling Lease
- Section 7 Administrative Plan

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 applicant first completes an application for housing and upon submission; verification is sought on the information provided. After verification of all information in the application, eligibility is determined and at that time, the applicant's name is placed on a waiting list. As soon as the appropriate unit size is available, the applicant is notified to come to the office to complete the application process and to execute the necessary documents. They are notified approximately three days prior to their projected move-in date and they then come to the office to complete the required documentation. The housing manager of the community assigned picks up the file and completes the move in process, to include orientation.

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 Report
- Home Visits
- Utility verification
- Parole officers
- Social workers
- Court records

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)

We are working on implementing a site-based waiting list for:

- Victor-Tulane Court
- The Morning Star Program at Trenholm Court

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

☒ PHA main administrative office
☒ PHA development site management office – Pick up application only.
☐ Other (list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year?**2**

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? **Three (3).** Note: Gibbs Village AL 6-12; Tulane Gardens AL 6-22 is under construction and at Trenholm Court AL 6-6 (The Morning Star program is new at Trenholm Court.)

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

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)
- Applications are available at the Admissions/Occupancy office
- Morning Star program applications will be available through Morning Star recovery centers and the Family Guidance Center

(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
☒ Over housed
☒ Under housed
☒ Medical justification – (Upon proof from medical official – See ACOP)
☒ 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)

- Please see ACOP Sec.VI.E4 and "Involuntary Displacement" in Definitions.

Note: The ACOP is also available for viewing on our web site www.MHAToday.org

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)

- Disaster or Catastrophe
- Homeless families, to include a person with disabilities, for up to a limit of ten families in a given year.

Note: Please see ACOP Sec.VI.E4 and "Involuntary Displacement" in Definitions.

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 **(2)**
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☒ Those enrolled currently in educational, training, or upward mobility programs **(3)**
☐ 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)
- Disaster or Catastrophe **(1)**
- Homeless families **(1)**

Note: Please see ACOP Sec.VI.E4 and "Involuntary Displacement" in Definitions

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)
- Website: www.MHAToday.org

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)
- Move-in's require prior approval
- Any changes in dwelling lease

Deconcentration and Income Mixing **(Please also see Attachment L: al006l02)**

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:

- Cleveland Court **(1)**

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:

- Smiley Court AL 6-13 **(1)**
- Richardson Terrace **(2)**

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)

- Credit checks to determine the applicant's prior rental history related to items such as timeliness of rent payments, money due to other PHA's, damage claims filed by previous landlords, etc.

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)

☒ Criminal or drug-related activity

☒ Other (describe below)

- The name of the previous landlord upon request and with consent of the participant to supply such information.

(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 – A preliminary application form may be picked up at the main office during times when applications are being accepted.
☐ Other (list below)
- A preliminary application form may be picked up at the PHA Section 8 office at 1070 Bell Street, at the MHA Community Management Offices, and other local community locations off site that are advertised when applications are being accepted.

(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, and for other good cause which may be granted by the Section 8 Director.

(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 **(1)**
- ☐ 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 **(1)**
- ☐ 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
☒ Other (list below)
- The Section 8 Project-Based Voucher Program Selection Policy
- The Section 8 Home Ownership Plan
- The Section 8 Family Self-Sufficiency Plan

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

☒ Through published notices
☒ Other (list below)
- Advertisements, as needed, public service announcements and publicity
- MHA website www.MHAToday.org

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?

2. If yes to question 2, list these policies below**:**

- Admissions and (Continued) Occupancy Policy
- Dwelling Lease
- Residents are given a separate form letter on minimum rent hardship exemption
- Choice of Rent form

c. Rents set at less than 30% of 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
☐ 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)
- Families are required to report changes in income within 10 calendar days unless on flat rent. Changes in composition must be reported within ten (10) days.

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)
- Montgomery Apartment Association surveys for prior three years.
- Comparability study done in 2004 using survey results for 2003.

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 below100% 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 sub market
☐ 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 sub market
☐ 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)
- The percentage of families living outside areas of poverty or minority concentration.

(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)
- Contained in the Section 8 Administrative Plan. Participants are informed of this policy and how to apply for this exemption.

5. Operations and Management

[24 CFR Part 903.7 9 (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 al006c02)**
☐ A brief description of the management structure and organization of the PHA follows

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	2081	400
Section 8 Vouchers	1374	388
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA

Public Housing Drug Elimination Program (PHDEP)		Terminated based on elimination of PHDEP grant funding. Services were extended through June 2004.
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.

- **Public Housing Maintenance and Management:** (list below)
  - MHA Admissions and (Continued) Occupancy Policy
  - Dwelling Lease
  - Handbook for Tenants
  - MHA Maintenance Manual
  - MHA Personnel Policy Manual
  - MHA Employee Safety Manual

- **Section 8 Management**: (list below)
  - Section 8 Administrative Plan
  - Family Self-Sufficiency Action Plan
  - Home Ownership Plan
  - Project-Based Voucher Program Selection Policy

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.

A. 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:

- Defined "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)

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)

- Section 8 Office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (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) **al006b02**

-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) **al006d02**

-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:

☐ 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:

☐ 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.)

1. 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: SMILEY COURT 1b. Development (project) number: AL 6-13
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned for submission**: (01/2005)
5. Number of units affected: 68 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: April 2005 b. Projected end date of activity: September 2005

Demolition/Disposition Activity Description
1a. Development name: TRENHOLM COURT 1b. Development (project) number: AL 6-6
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned for submission**: (04/2005)
5. Number of units affected: 120 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity: September 2006

Demolition/Disposition Activity Description
1a. Development name: RIVERSIDE HEIGHTS 1b. Development (project) number: AL 6-4
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: (2005)
5. Number of units affected: 423 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005 b. Projected end date of activity: September 2007

Demolition/Disposition Activity Description
1a. Development name: RIVERSIDE HEIGHTS 1b. Development (project) number: AL 6-1
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: (2005)
5. Number of units affected: 136 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity: September 2007

Demolition/Disposition Activity Description
1a. Development name: RIVERSIDE HEIGHTS 1b. Development (project) number: AL 6-7
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: (2005)
5. Number of units affected: 98 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity: September 2007

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

[24 CFR Part 903.7 9 (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: GIBBS VILLAGE 1b. Development (project) number: AL 6-12
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: (04/01/2005)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: **50** 7. Coverage of action (select one) ☒ Part of the development ☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ 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) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ 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) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

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

Component 10 (B) Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments? **11**

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects? **1**

c. How many Assessments were conducted for the PHA's covered developments? **12**

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **__None__**

Development Name	Number of Units

e. If the PHA has not completed the Required Initial Assessments, describe the status of the assessments: **Assessment Completed. See Attachment al006g02**

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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ 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 (l)]

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

- Cooperative agreements:

☒ Yes ☐ No: Has the PHA has 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? 11/01/2004

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)

A. 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 – will consist of how to complete a job application, how to formulate and type a resume' and create a good impression at the interview, on appearance, manners and business etiquette, positive attitude, follow-up after the interview and maintaining the job.	106	Specific criteria	Montgomery Housing Authority/DHR/ Easter Seal Rehabilitation Center/Montgomery Career Center	**BOTH**
Child Care/Daycare – Provide early childhood education development for children ages 3-5.	203	Specific criteria /waiting list.	DHR/Montgomery Community Action Agency /HIPPY	**BOTH**
Money Management/Budget Counseling - Assistance in management of financial resources and counseling as to better the use of income with existing expenditures. Teach the advantages and disadvantages of utilizing banking institutions and finance companies. Teach the importance of good credit and develop a plan to repair bad credit.	280	Specific criteria	Montgomery Housing Authority/ Consumer Credit Counseling/Ryan Freeman Money Management Corporation/Frazer UM	**BOTH**
GED/Continued Education – Assist clients with the enrollment process and using the appropriate educational program and facility.	43	Specific criteria	Montgomery Public Schools/Montgomery Housing Authority/Center/OIC/ASU/AUM/Center for family/Nellie Burge/Highland Learning	**BOTH**
Clothing Closet – provide appropriate clothes based on need of residents. Assist with clothing for school, work and job interviews.	95	Specific criteria /waiting list.	Montgomery Housing Authority/First Baptist Caring Center /Holt Street Church of Christ/Catholic Social services/St. Jude Social Services/Frazer UM	**BOTH**

Transportation – educate residents on routes and utilization, make referrals and provide clients with bus vouchers for public transportation.	53	Specific criteria /waiting list.	MHA/DART.	**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.	40	Specific criteria	Montgomery Housing Authority/South Trust/Regions/ Amsouth/Consumer Credit Counseling./Wells Fargo Home Mortgage/Compass Bank/New South Mortgage	**BOTH**
Case Management – assist residents with goal setting and awareness of community resources to achieve these goals. Motive and encourage to start making plans to improve quality of life.	300	Specific criteria	Montgomery Housing Authority	**BOTH**
Home Buyers Education – provide homebuyers education to potential homebuyers seeking affordable home ownership. . The Fannie Mae's Guide to Home Ownership Program will be utilized which include preparation for home ownership, shopping for a home, obtaining a loan, closing cost and life as a homeowner.	100	Specific criteria	Montgomery Housing Authority/HUD/ Fannie Mae/New South Mortgage	**BOTH**

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (Start of FY 2005 Estimate)	Actual Number of Participants (As of: 09/07/04)
Public Housing	Not required	20
Section 8	21	50

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)

☒ Adopted 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

As contained in **Attachment al006a02.**

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 – predominantly non-public housing residents.
☒ 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)
Trenholm Court and Gibbs Village

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)
- K-9 Unit
- Bike Patrol
- To join with Federal Task Force to assist with legal drug activities.

1. Which developments are most affected? (List below)
Trenholm Court AL 6-6, Gibbs Village AL 6-12, Paterson Courts AL 6-5 & 8, Smiley Court AL 6-13.

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)

- The MHA has its own Investigative Unit, to include a K-9 unit. The Investigative officers are fully equipped and have the same law enforcement powers as the local police. They are in contact with each other and the local police department through cell phones and radios.

1. Which developments are most affected? (List below)
   Riverside Heights AL 6-1, AL 6-4, AL 6-7; Cleveland Court AL 6-2; Trenholm Court AL 6-6; Tulane Court AL 6-3; Gibbs Village AL 6-12; Richardson Terrace AL 6-14; Smiley Court AL 6-13 and Paterson Courts AL 6-5 and AL 6-8.

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?
☐ Yes ☒ No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Please see **Attachment al006f02**.

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. Please see **Attachment al006m02.**

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 (Subject to new funding model Operating Subsidy)
☒ Comprehensive stock assessment
☒ Other: (list below)
- Community based management and maintenance.

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:
- Increase lighting
- Increase security
- Improve curb appeal) under
- Parking space) mod.

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:
- Improve curb appeal by landscaping
- Provide more parking space
- Improve MPD and Investigative Unit response time
- Increased lighting with brighter lights
- Security cameras, where feasible and subject to funding availability

☐ 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.)

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: (provide name here)

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)

☐ Other: (list below)

2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
   - The Montgomery Housing Authority provides housing for low-income citizens for the City of Montgomery.
   - We also serve as a resource for housing information that is made available on the MHA website at www.MHAToday.org

D. Other Information Required by HUD

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

Resident Advisory Board

Bettie J. Barnett - President
15 Eugene Street
Montgomery, AL 36104

Gloria Thomas - Member
442 Yougene Street
Montgomery, AL 36104

Tamika Ballard - Section 8 Participant
4110 Fitzpatrick Boulevard, Apt. #702
Montgomery, AL 36116

Mattie Davis - Member
1301 Adams Ave. #402
Montgomery, AL 36104

Jacqueline Hall - Member
849 N. Union Circle
Montgomery, AL 36104

Debbie Jackson - Member
1062 S. Union St.
Montgomery, AL 36104

Ms. Lucy Tellis - Member
3404-D Otis Lane
Montgomery, AL 36108

Martha Johnson - Member
879 Westview Drive
Montgomery, AL 36108

Beatrice Nixon - Member
643 Columbia Avenue
Montgomery, AL 36108

Janie Tolbert - Member
941-D Goodwin Drive
Montgomery, AL 36108

Attachments

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

REQUIRED ATTACHMENTS

ATTACHMENT A*:* al006a02	Admissions Policy for Deconcentration and Community Services Requirements policy
ATTACHMENT B: al006b02	FY 2005 Capital Fund Program Annual Statement

OPTIONAL ATTACHMENTS

ATTACHMENT D: al006c02	PHA Management Organizational Chart
ATTACHMENT E: al006d02	FY 2005 Capital Fund Program 5-Year Action Plan
ATTACHMENT F: al006e02	P&E Reports
ATTACHMENT G: al006f02	Pet Policy
ATTACHMENT H: al006g02	Voluntary Conversion Required Initial Assessments
ATTACHMENT I: al006h02	Resident Membership on governing Board
ATTACHMENT J: al006i02	Statement of Progress – 5-Year Plan Mission and Goals
ATTACHMENT K: al006j02	Section 8 Home Ownership Capacity Statement
ATTACHMENT L al006k02	Board Resolution approving submission of PHA Plans
ATTACHMENT M: al006l02	Deconcentration Policy for Covered Developments
ATTACHMENT N: al006m02	Original Certifications

Attachment al006a02

DECONCENTRATION RULE
AND
COMMUNITY SERVICES POLICY

SECTION XXVI. DECONCENTRATION RULE

1. 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 the developments. 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.

2. Exemptions. The following are exempt from this rule:

   * Public housing development with fewer than 100 public housing units. A covered development is defined as any single development or contiguous developments that total over 100 units.
   * Public housing developments which house only elderly persons or persons with disabilities, or both.
   * Public housing developments which consist of only one general occupancy family public housing development.
   * Public housing developments approved for demolition or conversion to tenant-based assistance.
   * Mixed financing developments.

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 deconcentration:
      (1) Not less than 40% of the HA admissions on an annual basis shall be to families that have incomes at or below 30% of area median income (extremely low-income), and

(2) The HA shall determine the average income of all families residing in all the HA's covered developments. The HA shall determine the average income of all families residing in each covered development. In determining average income for each development, this HA has adjusted its income analysis for unit size in accordance with procedures prescribed by HUD. The HA shall determine whether or not each of its covered developments falls above, within or below the established income range. The established income range is from 85 to 115 percent (inclusive) of the average family income, **except that the upper limit (115 percent) shall never be less than the income at which a family would be defined an extremely low-income family.**

Note:
To calculate the extremely low-income figure: Find the average family size (HA wide) of the covered developments and extrapolate the amount from the HUD published extremely low-income limits. For example, if the average family size is 2.6, the two-person limit may be $12,400 and the three person limit may be $13,950. Therefore, the figure will be $12,400 plus 60% of the difference between the two figures, which is $13,330. This figure will be recalculated upon receipt of new HUD determined income limits.

Fair housing requirements. All admission and occupancy policies for public housing programs must comply with Fair Housing Act requirements and with regulations to affirmatively further fair housing. The HA may not impose any specific income or racial quotas for any development or developments.

MONTGOMERY HOUSING AUTHORITY

Community Services Requirements Policy

ADOPTED: August 2001 by Resolution No. 4868
POSTPONED
REINSTATED by HUD Notice PIH 2003-17 (HA) issued June 20, 2003
FURTHER ADOPTED: July 15, 2003 by Resolution No. 5098
AMENDED: August 19, 2003 by Resolution No. 5109
AMENDED: September 16, 2003 by Resolution No. 5120

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Section III Proof of Compliance with the Community Services Requirements.....2
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Section V Qualifying Agencies and other Agency approvals for Volunteer Community Services.....….....3
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Section VII Procedure for Processing Changes to Exempt or Non-Exempt Status.....….....4

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Montgomery Housing Authority (HA)
Community Services Requirements Policy

I. Community Service Requirements

A. Based on federal requirements (Ref. 24 CFR 960.600) all public housing residents must comply with the requirements of performing community service as outlined in this policy. All non-exempt residents eighteen (18) years of age or older must perform volunteer work or duties that are a public benefit and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. This requirement is effective with resident reexaminations of family income and composition beginning with the PHA fiscal year. For example, if a head of household's reexamination date is October 2000, the resident(s) must comply with the community services requirement and perform eight (8) hours of community service per month effective July 1, 2003.

Note: **For the purposes of the community service and self-sufficiency requirement:**
* an adult is a person eighteen (18) years or older;
* a resident must work at least twenty (30) hours per week to be considered employed and exempt.

B. All non-exempt residents must meet the following criteria during each 12 month period of their dwelling lease by:

1. Contribute 8 hours per month of community service (not including political activities); or
2. Participate in an economic self-sufficiency program for 8 hours per month; or
3. Perform 8 hours per month of combined activities as described in 1 and 2 above.

II Criteria for Exempt Status

In accordance with Section XXVII of the Admissions and Continued Occupancy Policy the following adult family members are exempt from performing community service:

A. 62 years of age or older - since the date of birth is verified at admission the birth date specified in the HA accounting system will be the date used to establish the age of a person.

B. Persons with qualifying disabilities which prevents the individual's compliance. The individual must provide appropriate documentation to support the qualifying disability.

Note: Individuals that qualify for a disability for occupancy reasons may provide a self certification thta indicates thta their disability keeps them from performing

community service **(See Attachment No.1)** Also, other persons (not classified as disabled) may be exempted in this category if they provide a written Doctor' s statement, that specifies their medical condition and says that they are not capable of complying with the community service requirement due to their medical condition.

C. Persons engaged in work activities as defined in section 407(d) of the Social Security Act (42 U.S.C. 607(d), specified below:

1. Unsubsidized employment;
2. Subsidized private-sector employment;
3. Subsidized public-sector employment;
4. Work experience (including work associated with the Refurbishing of publicly assisted housing) if sufficient private sector employment is not available;
5. On-the-job training;
6. Job-search and job-readiness assistance;
7. Community service programs;
8. Vocational educational training (not to exceed 12 months with respect to any individual);
9. Job-skills training directly related to employment;
10. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;
11. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate; and
12. The provision of childcare services to an individual who is participating in a community service program.

D. Persons participating lat least eight (8) hours a month in a welfare-to-work program. An example in this category is the JOBS program, which is administered by the Department of Human Resources. **Note: Full or part time students are not exempt from providing community service unless exempted by the Executive Director.**

E. Any member of a family receiving assistance from and in compliance with a State program funded under Part A, Title IV of the Social Security Act. This would be programs funded through the Department of Human Resources and all family members would be exempt from the community service requirements.

F. Any person that is the primary caretaker of a blind or disabled individual. The person for whom the individual is a caretaker for must certify (see attachment 2 for certification form) that the caretaker is their primary source of care and that their disability requires a caretaker. Also, please note that the blind or disabled person may be a resident or non-resident of public housing.

III Proof of Compliance with the Community Service Requirements

Each head of household must present to the HA Housing Manager documentation that he/she <u>and</u> all other persons eighteen years of age or older living in the household, who are not exempt has complied with this section. The documentation must be provided to the Housing Manager, by the head of household, at least **30 calendar days** prior to the required annual reexaminations of family income and composition. Documentation may

include a letter from the agency on letterhead or other official document. The letter or other official document must contain the following information:

A. Agency Name
B. Official's Name from Agency and Title
C. Total Hours worked by resident
D. Sign and date for following certification: I _____ Certify that Has performed _____ hours of volunteer community service work for this agency on _____, 200__.
E. The letter must be signed and dated by the certifying official.

Note: At the head of household's option a certification form prepared by the HA may be obtained from the Housing Manager in the Rent Office and used by the agency to make the certification of compliance to the HA **(See Attachment No.2).**

IV Failure to comply with the Community Service Requirements

The HA will verify compliance of each applicable family member, who is required to fulfill the community service requirement during annual reexamination. If the head of household fails to provide the signed certification tot he HA, a determination of noncompliance will be made and the resident notified, in writing, of their noncompliance **(See Attachment No. 3)**. The letter will explain the resident's status and what actions the resident must take to remedy the noncompliance. **(See Attachment No.4)**.

V Qualifying Agencies and other Agency approvals for Volunteer Community Service

Any agency that is designated as a non-profit agency and serves the public is an authorized agency for performing community service. Attached is a list of qualifying agencies and/or organizations (See Appendix "A").

Note: The agencies listed in Appendix "A" do not represent all the eligible agencies in the City and County of Montgomery, Alabama; however, if a resident chooses an agency that is not listed in Appendix "A" to perform community service, the resident must submit the name of the agency and/or organization to the Housing Manager, in writing, prior to performing the community service. A decision will be made on the agencies eligibility and the resident will be notified, in writing, if the agency is approved or disapproved. If the agency is disapproved the resident is entitled to follow the grievance procedure to try and resolve the dispute.

<u>It is the responsibility of the resident to contact the qualifying agencies in Appendix "A" and to make the necessary arrangements to perform community service as outlined in this policy.</u> <u>Also, it is the responsibility of the Head of Household to ensure that all non-exempt family members comply with the community service requirements.</u>

VI Qualifying Agency for Participation in an economic self-sufficiency program for 8 hours per month.

As noted in Section 1B2 above, non-exempt residents may meet the community service requirements by participating in an economic self-sufficiency program. Therefore, if a resident chooses to participate in an economic self-sufficiency program, the Head of Household must submit the name of the agency and/or organization to the Housing Manager, in writing, prior to performing the community service. A decision will be made on the agency's eligibility and the resident will be notified, in writing, if the agency is approved or disapproved. If the agency is disapproved, the resident is entitled to follow the grievance procedure to try and resolve the dispute.

VII Procedure for Processing Changes in Exempt or Non-Exempt Status

The Head of Household must notify the Housing Manager within ten (10) calendar days after there is a change in any family members exempt status as defined in Section II above. Therefore, a change from exempt to non-exempt or non-exempt to exempt must be reported by the Head of Household within ten (10) calendar days of the change for any affected household member.

Please Print:

_____

Name and Address of Head of Household

_____

Signature of Head of Household Date

_____

Signature of Housing Manager Date

Attachment 1

Montgomery Housing Authority (MHA)

I, _____, certify that my disability (for which I receive
(Print Name)

a disability allowance from the MHA) prevents me from performing the required "Community Service" requirements.

_____
Resident Signature Date

_____
MHA Representative Date

Attachment 2

Community Service Certification Form
for the
Montgomery Housing Authority

Resident Name: _____
(Print Name)

Address: _____

Total Hours Worked: _____

I _____, certify that the above name person has performed
(Print Name)

eight (8) hours per month of volunteer community service work for our agency over the past twelve months for the total number of hours indicated.

_____
Name of Agency/Organization (print)

_____
Signature and Title of Authorized Person Date

Attachment 3

Montgomery Housing Authority (MHA)
Notice to Head of Household of Non-compliance with the
Community Service Requirement

Date:

Resident Name:
Address:

Dear

The MHA has reviewed your activities regarding compliance with the Community Service Requirement and has determined that you (or name of household member) has not fulfilled the community service requirements for the lease term ending _____. The reason for this determination is as follows: (appropriate reason(s) is checked below)

__ You failed to furnish the MHA a signed certification form a qualified organization indicating that you (or name of household member) have met the required service requirements.

__ You (or name of household member) failed to perform the necessary eight (8) hours per month of volunteer community service for the lease period.

As a result, the MHA will not renew your lease at the end of the twelve month lease period unless one of the following actions are taken:

A. As Head of Household you may enter into a written agreement (copy enclosed), to cure the non-compliance. The enclosed agreement must be executed within five business days of the date of this letter or no later than _____; or

B. As Head of Household you may provide a written notice to vacate, which complies with Section IV (HH) of the dwelling lease. Section IV (HH) states, " To provide to the Landlord with 10 calendar days advanced notice of intent to vacate and terminate this agreement. The notice shall be in writing and delivered to the project office or Landlord's central office or sent by U.S. Mail properly addressed. Upon termination of this agreement, Tenant agrees that the dwelling shall not be considered "vacated" for rental charge purposes only, until such time as the keys are returned and the Landlord accepts the unit."

C. If you fail to take action as identified in A or B above your dwelling lease will be terminated.

You have the right to request an informal settlement conference, either orally or in writing. Also, a grievance hearing may be requested pursuant to the grievance hearing procedure. If you desire a conference or hearing, please call me at _____ within five business days of the date of this notice, or no later than _____.

Sincerely,

_____, Housing Manager

Enclosure

Attachment 4

Montgomery Housing Authority

Agreement by Resident to Perform Community Service Requirements

I, _____ have failed and/or persons in my household have failed to perform the Community Service Requirements as required by applicable federal regulations and the MHA's Community Service Requirements Policies. Non-exempt residents are required to perform 8 hours of community service per month or participate in 8 hours of an economic self-sufficiency program per month or a combination of both.

As a result, I did not perform the required eight (8) hours per month of community service in the previous twelve months and I agree to perform 16 hours per month of community service over the next twelve months to comply with the community service agreement. I also agree to provide a monthly certification (as specified in Section III of the Community Service Requirement Policy) to the Housing Manager to document that I am complying with the community service requirements. I understand that the certification must be provided to the Housing Manager no later than the first working day of the month the community service was performed. For example, community service performed in September, the certification is due no later that the first working day of October.

I also understand that if I do not comply with this agreement, my lease will be terminated.

_____

Signature of Head of Household Date

_____

Signature of MHA Representative Date

Appendix "A"

SUGGESTED COMMUNITY SERVICE AGENCIES

Agency Name	Telephone #	Contact Person
BOY SCOUTS OF AMERICA	(334) 262-2697	Scott Strickland
GIRL SCOUTS OF AMERICA	(334) 272-9164	Barbara Gilewicz
THE S. T. E. P. FOUNDATION	(334) 241-5145	Lee Baugh
HEAD START CENTERS	(334)263-3474	Dennis Johnson
THE CENTER FOR FAMILIES	(334) 270-4100	Chris Crooks
THE FAMILY GUIDANCE CENTER	(334) 270-4100	Dr. Walter White
SALVATION ARMY	(334) 265-0281	Glenn Riggs
ALABAMA OIC	(334) 265-1594	Connie Harper
ALABAMA STATE UNIVERSITY	(334) 229-4286	Dr. Joe Lee
AUBURN UNIVERSITY AT MONTGOMERY	(334) 244-3389	Dr. Nancy G. Anderson

MONTGOMERY HOUSING AUTHORITY PROGRAMS

PLEASE CONTACT THE COMMUNITY WORKER IN YOUR COMMUNITY TO PERFORM COMMUNITY SERVICE WITH THE FOLLOWING COMMUNITY PROGRAMS (*or any program/activity offered in your community):*

- **JOB READINESS PROGRAM**
- **CASE MANAGEMENT PROGRAM**
- **RESIDENT COUNCIL**
- **BUDGET COUNSELING**
- **PARENTING CLASSES**
- **HEALTH FAIR**
- **SENIOR CITIZEN PROGRAMS**
- **AFTERSCHOOL TUTORIAL PROGRAM VOLUNTEER**
- **HOMEBUYERS EDUCATION**
- **SUMMER 4-H CLUB PROGRAM**

The Community Worker will provide you with a Community Service Verification Form to be completed when attending these agencies and programs.

For organizations or agencies not listed, please contact the Community Worker for approval prior to performance of service.

To verify all other community service performed, please provide a letter from the agency on letterhead or official document including the type of service performed, dates and time worked. Letter must be signed by a staff member with titled included.

CAPITAL FUND PROGRAM TABLES START HERE **Attachment al006b02**

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: AL09P00650105 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2005

■**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☐**Performance and Evaluation Report for Period Ending:** ☐**Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0.00			
3	1408 Management Improvements	331,000.00			
4	1410 Administration	422,000.00			
5	1411 Audit	2,000.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	150,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	2,638,947.00			
11	1465.1 Dwelling Equipment—Nonexpendable	50,000.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			

		Original	Revised	Obligated	Expended
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	31,550.00			
18	1499 Development Activities	0.00			
19	1501 Collaterization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,625,497.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	661,500.00			
24	Amount of line 21 Related to Security – Soft Costs	0.00			
25	Amount of Line 21 Related to Security – Hard Costs	0.00			
26	Amount of line 21 Related to Energy Conservation Measures	0.00			

_____

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

Dated: February 16, 2005

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: AL09P00650105 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	**Operations**	1406		**0.00**				
	Management Improvements	1408		**331,000.00**				
HA-Wide	Resident and Youth Activities	1408		30,000.00				
	Arts and Crafts							
	Field Trips							
	Sports Activities							
	Elderly Activities							
	4-H Clubs							
HA-Wide	Community Workers Salaries	1408		301,000.00				

	Administration	**1410**		**422,000.00**				
HA-Wide	Nontechnical Salaries	1410		270,000.00				
HA-Wide	Employee Benefits	1410		90,000.00				
HA-Wide	Mod Inspector	1410		62,000.00				
HA-Wide	**Audit**	**1411**		**2,000.00**				
	Fees and Costs	**1430**		**150,000.00**				
AL6-9	A & E Fees	1430		78,000.00				
HA-Wide	Modernization Coordinator	1430		72,000.00				
	Nondwelling Equipment	**1475**		**0.00**				
AL6-9	**Site Improvements**	1450		**0.00**				
AL6-9	Dwelling Structures	1460		**2,638,947.00**				
Victor Tulane								
Court	Handicapped	1460						
	Kitchens	1460						
	Plumbing	1460						
	Electrical	1460						

	Floors	1460						
	Baths	1460						
	Doors	1460						
	Cabinets	1460						
	Painting	1460						
	Exterior Siding	1460						
	HVAC	1460						
	Exterior	1460						
AL6-9	Dwelling Equipment	1461.1		**50,000.00**				
Victor Tulane								
Court	Refrigerators	1465.1		30,000.00				
	Ranges	1465.1		20,000.00				
AL6-9	Relocation Costs	1495.1		**31,550.00**				
Victor Tulane								
Court								
	Grand Total AL09P00650105			**3,625,497.00**				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, AL 36104-3056	**Grant Type and Number** Capital Fund Program No: AL09P00650105 Replacement Housing Factor No:	**Federal FY of Grant:** 2005

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL6-9	12/31/05			06/30/07			
Victor Tulane Court							

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R00650105	**Federal FY of Grant:** 2005

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	0		
3	1408 Management Improvements Soft Costs	0	0		
	Management Improvements Hard Costs	0	0		
4	1410 Administration	0	0		
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	0	0		
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	0	0		
10	1460 Dwelling Structures	455,715.00	0		
11	1465.1 Dwelling Equipment—Nonexpendable	0	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1499 Development Activities	0	0		
19	1501 Collaterization or Debt Service	0	0		

20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	455,715.00	0		
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line 21 Related to Section 504 compliance	0	0		
24	Amount of line 21 Related to Security – Soft Costs	0	0		
25	Amount of Line 21 Related to Security – Hard Costs	0	0		
26	Amount of line 21 Related to Energy Conservation Measures	0	0		

_____

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

Dated: February 16, 2005

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Montgomery, Alabama 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R00650105	**Federal FY of Grant:** 2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL6-9	Development -New Apartments	1460		455,715.00				
Victor Tulane								
	Grand Total AL09R00650104			**455,715**				

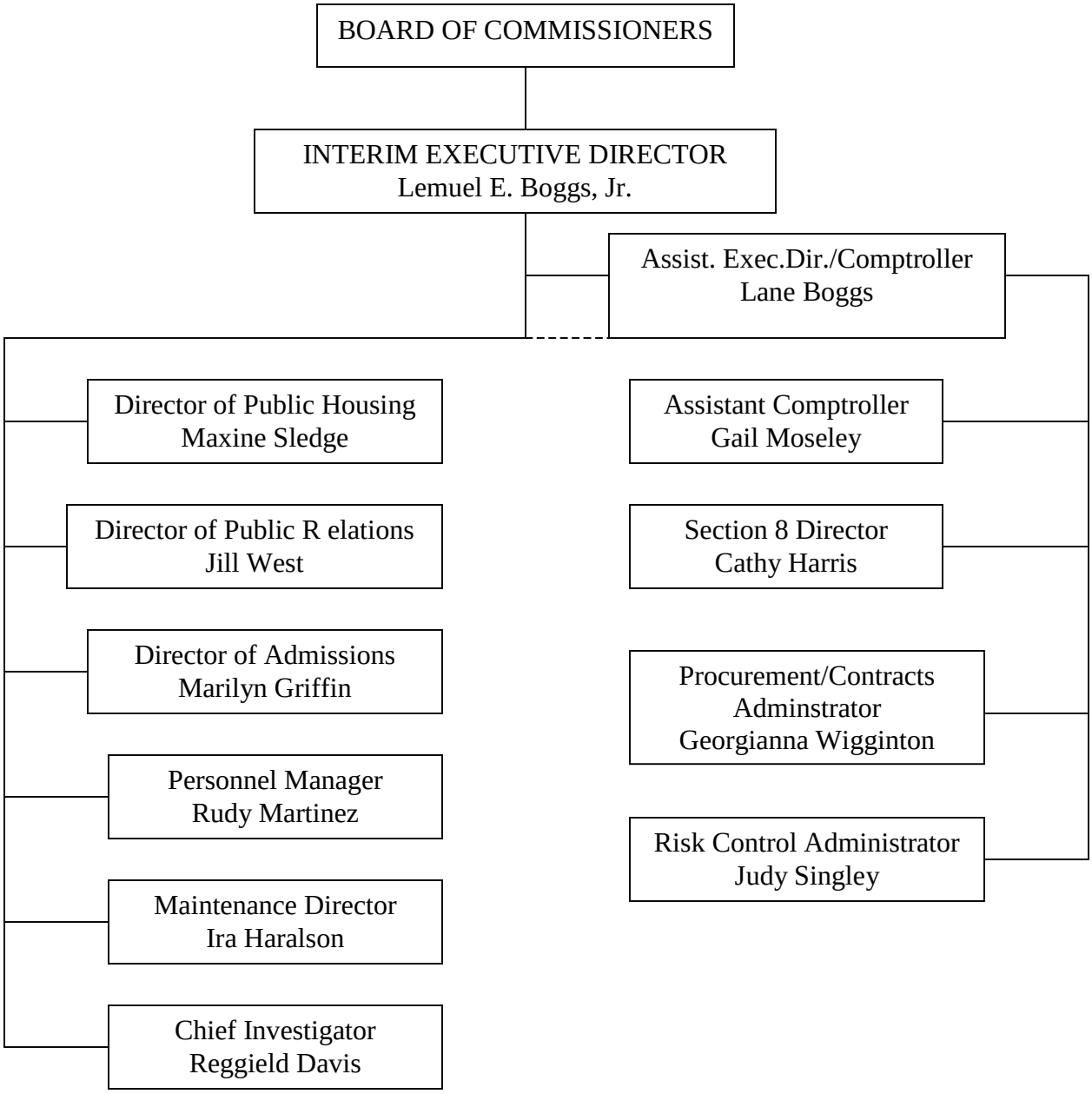
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, AL 36104-3056	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: AL09R00650105	**Federal FY of Grant:** 2005

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL6-9	12-31-05			6-30-07			
Victor Tulane							

Attachment al006c02

The Housing Authority of the City of Montgomery, Alabama
MANAGEMENT ORGANIZATION CHART



Updated: February 16, 2005

Capital Fund Program Five-Year Action Plan **Attachement al006d02**

Part I: Summary

PHA Name Housing Authority of The City of Montgomery, AL				☐ **Original 5-Year Plan** ☒ **Revision No: 2**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY: 2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	Work Statement for Year5 FFY Grant: PHA FY:2009
	Annual Statement				
AL6-3 Victor Tulane		2,638,947	2,638,947	2,638,947	2,638,947
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :_2006__ FFY Grant: PHA FY:			Activities for Year: _2007_ FFY Grant: PHA FY:		
	Development Name/Number	**Major Work Categories**	Estimated Cost	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	***Victor Tulane 6-3***			***Victor Tulane 6-3***		
Annual		Handicap Units	200,000		Handicap Units	200,000
Statement		Kitchens	300,000		Kitchens	300,000
		Plumbing	300,000		Plumbing	300,000
		Framing	300,000		Framing	300,000
		Slabs	200,000		Slabs	200,000
		Baths	200,000		Baths	200,000
		Interiors	200,000		Interiors	200,000
		Floors	100,000		Floors	100,000
		Brick work	238,947		Brick work	238,947
		HVAC	300,000		HVAC	300,000
		Electrical	300,000		Electrical	300,000
Total CFP Estimated Cost			$ 2,638,947			$ 2,638,947

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :_2008__ FFY Grant: PHA FY:			Activities for Year: _2009_ FFY Grant: PHA FY:		
	Development Name/Number	**Major Work Categories**	Estimated Cost	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	***Victor Tulane 6-3***			***Victor Tulane 6-3***		
Annual		Handicap Units	200,000		Handicap Units	200,000
Statement		Kitchens	300,000		Kitchens	300,000
		Plumbing	300,000		Plumbing	300,000
		Framing	300,000		Framing	300,000
		Slabs	200,000		Slabs	200,000
		Baths	200,000		Baths	200,000
		Interiors	200,000		Interiors	200,000
		Floors	100,000		Floors	100,000
		Brick work	238,947		Brick work	238,947
		HVAC	300,000		HVAC	300,000
		Electrical	300,000		Electrical	300,000
Total CFP Estimated Cost			$ 2,638,947			$ 2,638,947

CAPITAL FUND PROGRAM TABLES START HERE

Attachment al006e02

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: AL09P00650101 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2001

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:** #2)
☒ **Performance and Evaluation Report for Period Ending: 09/30/2004** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	596,000.00	596,000.00	596,000.00	596,000.00
4	1410 Administration	523,288.00	523,288.00	523,288.00	523,288.00
5	1411 Audit	8,000.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	231,000.00	156,000.00	156,000.00	156,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	341,798.00	341,798.00	341,798.00	341,798.00
10	1460 Dwelling Structures	3,020,066.00	2,750,316.00	2,750,316.00	2,750,316.00
11	1465.1 Dwelling Equipment—Nonexpendable	94,250.00	159,000.00	159,000.00	159,000.00
12	1470 Nondwelling Structures	0.00	300,000.00	300,000.00	300,000.00
13	1475 Nondwelling Equipment	20,000.00	8,385.00	8,385.00	8,385.00
14	1485 Demolition	450,000.00	450,000.00	450,000.00	450,000.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	55,000.00	54,615.00	54,615.00	37,952.37
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	5,339,402.00	5,339,402.00	5,339,402.00	5,339,402.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: AL09P00650101 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2001

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:** #2)
☒ **Performance and Evaluation Report for Period Ending: 09/30/2004** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	200,000.00	200,000.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	110,000.00	110,000.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

Dated: February 16, 2005

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056		**Grant Type and Number** Capital Fund Program Grant No: AL09P00650101 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Management Improvements	**1408**		**596,000.00**	**596,000.00**	**596,000.00**	**539,934.80**	
HA-Wide	Resident Initiatives and Youth Activities	1408		75,000.00	57,500.00	57,500.00	57,500.00	
	Arts and Crafts/Field Trips/Sports							
	Activities/Elderly Activities/4-Clubs							
HA-Wide	Adult Education	1408		0.00	3,960.00	3,960.00	3,960.00	
HA-Wide	STEP Program	1408		0.00	14,650.00	14,650.00	14,650.00	
HA-Wide	TAPS Program	1408		0.00	3,000.00	3,000.00	3,000.00	
HA-Wide	Investigative Unit	1408		60,000.00	60,000.00	60,000.00	60,000.00	
HA-Wide	Software for the Main Frame	1408		7,500.00	7,500.00	7,500.00	7,500.00	
HA-Wide	CGP Training	1408		3,000.00	3,000.00	3,000.00	3,000.00	
HA-Wide	Staff Training	1408		4,000.00	4,000.00	4,000.00	4,000.00	
HA-Wide	Drug Testing Program	1408		4,000.00	5,000.00	5,000.00	5,000.00	
HA-Wide	Resident Initiatives Salaries	1408		350,000.00	350,000.00	350,000.00	350,000.00	
HA-Wide	Security System Monitoring	1408		25,000.00	25,000.00	25,000.00	25,000.00	
HA-Wide	Family Guidance Center	1408		15,000.00	15,000.00	15,000.00	15,000.00	
HA-Wide	Tutoring Program	1408		12,500.00	8,540.00	8,540.00	8,540.00	
HA-Wide	Boys and Girls Club	1408		15,000.00	15,000.00	15,000.00	15,000.00	
AL6-14	Security Guard – Richardson Terrace	1408		25,000.00	23,850.00	23,850.00	23,850.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056		**Grant Type and Number** Capital Fund Program Grant No: AL09P00650101 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Administration	**1410**		**523,288.00**	**523,288.00**	**523,288.00**	**523,288.00**	
HA-Wide	Nontechnical Salaries	1410		359,418.00	359,418.00	359,418.00	359,418.00	
HA-Wide	Employee Benefits	1410		70,120.00	70,120.00	70,120.00	70,120.00	
HA-Wide	Travel	1410		10,000.00	10,000.00	10,000.00	10,000.00	
HA-Wide	Telephone / Fax	1410		1,250.00	1,250.00	1,250.00	1,250.00	
HA-Wide	Printing	1410		7,000.00	7,000.00	7,000.00	7,000.00	
HA-Wide	Mod Inspector	1410		48,500.00	48,500.00	48,500.00	48,500.00	
HA-Wide	LBP Inspector	1410		27,000.00	27,000.00	27,000.00	27,000.00	
HA-Wide	**Audit**	**1411**		**8,000.00**	**0.00**	**0.00**	**0.00**	
	Fees and Costs	**1430**		**231,000.00**	**156,000.00**	**156,000.00**	**156,000.00**	
AL6-12	A & E Fees	1430		159,000.00	47,569.00	47,569.00	45,652.00	
HA-Wide	Modernization Coordinator	1430		72,000.00	72,000.00	72,000.00	72,000.00	
AL6-1, 4 & 7	A & E Fees	1430		0.00	1,715.00	1,715.00	1,715.00	
AL6-3	A & E Fees	1430		0.00	202.00	202.00	202.00	
HA-Wide	Insurance	1430		0.00	36,431.00	36,431.00	36,431.00	
AL6-9	**Site Improvements**	**1450**		**341,798.00**	**341,798.00**	**341,798.00**	**341,798.00**	
Tulane Court								

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056		**Grant Type and Number** Capital Fund Program Grant No: AL09P00650101 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL6-9	**Dwelling Structures**	**1460**		**3,020,066.00**	**2,750,316.00**	**2,750,316.00**	**2,750,316.00**	
AL6-4	Riverside Heights Emergency Lead							
	Abatement				200,000.00	200,000.00	200,000.00	
AL6-12	Gibbs Village				1,711,379.00	1,711,379.00	1,711,379.00	
AL6-9	Victor Tulane				838,937.00	838,937.00	838,937.00	
	Nondwelling Structures	**1470**		**0.00**	**300,000.00**	**300,000.00**	**300,000.00**	
AL6-2	Fence				224,303.00	224,303.00	224,303.00	
AL6-12	Maintenance Building				20,000.00	20,000.00	20,000.00	
	Maintenance Renovations				55,697.00	55,697.00	55,697.00	
AL6-9	**Dwelling Equipment**	**1465.1**		**94,250.00**	**159,000.00**	**159,000.00**	**159,000.00**	
Tulane Court								
	Refrigerators	1465.1		58,500.00	105,086.00	105,086.00	105,086.00	
	Ranges	1465.1		35,750.00	53,914.00	53,914.00	53,914.00	
AL6-9	**Relocation Costs**	**1495.1**		**55,000.00**	**54,615.00**	**54,615.00**	**54,615.00**	
Tulane Court								
HA-Wide	**Non-dwelling Equipment**	**1475**		**20,000.00**	**8,385.00**	**8,385.00**	**8,385.00**	
	Office Supplies	1475		20,000.00	8,385.00	8,385.00	8,385.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056		**Grant Type and Number** Capital Fund Program Grant No: AL09P00650101 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL6-9	**Demolition**	**1485**		**450,000.00**	**450,000.00**	**450,000.00**	**450,000.00**	
Tulane Court								
	Grand Total AL09P00650101			**5,339,402.00**	**5,339,402.00**	**5,339,402.00**	**5,339,402.00**	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, AL 36104-3056	**Grant Type and Number** Capital Fund Program No: AL09P00650101 Replacement Housing Factor No:	**Federal FY of Grant:** 2001

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL6-12	12/31/02			06/30/03			
Gibbs Village							
AL6-14	12/31/02			06/30/03			
Richardson Terrace							
AL6-9	12/31/02			12/30/03			
Victor Tulane Court							

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	Grant Type and Number Capital Fund Program Grant No: AL09P00650102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002

"Original Annual Statement "Reserve for Disasters/ Emergencies "Revised Annual Statement (revision no:)
"Performance and Evaluation Report for Period Ending: 09/30/2003 "Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvements Soft Costs	500,000	500,0000	500,000	446,677.60
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	526,975	526,975	526,975	126,771.88
5	1411 Audit	10,783	10,783	10,783	10,783.00
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	150,000	153,350	153,350	153,350
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	342,000	342,000	342,000	7,410.00
10	1460 Dwelling Structures	2,970,000	3,091,650	3,091,650	614,605.06
11	1465.1 Dwelling Equipment—Nonexpendable	100,000	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	20,000	20,000	20,000	7,503.29
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	50,000	25,000	25,000	0
18	1499 Development Activities	0	0	0	0
19	1501 Collaterization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	4,669,758	0	4,669,758	216,316.80
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

Dated: February 16, 2005

Annual Statement/Performance and Evaluation Report **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)** **Part II: Supporting Pages**		
PHA Name: The Housing Authority of the City of Montgomery 1020 Bell Street	**Grant Type and Number** Capital Fund Program Grant No: AL09P00650102 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2002

Montgomery, Alabama 36104-3056								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		**0**				
	Management Improvements	1408		**500,000**	500,000	500,000	446,677.60	
HA-Wide	Resident and Youth Activities	1408		75,000		75,000	75,000	
	Arts and Crafts							
	Field Trips							
	Sports Activities-YMCA							
	Elderly Activities							
	4-H Clubs							
HA-Wide	Community Workers Salary & Benefits	1408		301,000		301,000	301,000	
HA-Wide	STEP	1408						
HA-Wide	Family Guidance Center	1408		15,000		15,000	15,000	
HA-Wide	Investigative Unit	1408		40,000		40,000	22,796.50	
HA-Wide	Drug Testing Program	1408		4,000		4,000	1,725.00	
HA-Wide	Security System Monitoring	1408		25,000		25,000	16,156.10	
HA-Wide	Boys and Girls Club	1408		15,000		15,000	15,000	
AL6-14	Security Guard – Richard Terrace	1408		25,000		25,000	0	
	Administration	1410		**526,975**	526,975	526,975	126,771.88	
HA-Wide	Nontechnical Salaries	1410		366,980		366,980	58,236.90	
HA-Wide	Employee Benefits	1410		91,745		91,745	8,534.98	
HA-Wide	Mod Inspector	1410		60,000		60,000	60,000.00	
HA-Wide	Telephone/Fax	1410		1,250		1,250	0	
HA-Wide	Printing	1410		7,000		7,000	0	
HA-Wide	Audit	1411		**10,783**	10,783	10,783	10,783.00	
	-							
	Fees & Costs	1430		**150,000**	153,350	153,350	153,350.00	
AL6-9	**A & E Fees**	1430		78,000		81,350	81,350.00	

HA-Wide	**Modernization Coordinator**	1430		72,000		72,000	72,000.00	
	-							
	Nondwelling Equipment	1475		**20,000**	20,000	20,000	7,503.29	
HA-Wide	**Office Equipment**	1475		20,000		20,000	7,503.29	
	-							
AL6-9	Site Improvements	1450		**342,000**	342,000	342,000	7,410.00	
Tulane Court	-							
	Clothes Lines	1450		43,550		43,550	7,410.00	
	Mail Boxes	1450		13,000		13,000	0	
	Landscaping	1450		165,000		165,000	0	
	Sidewalks	1450		48,750		48,750	0	
	Play Areas	1450		26,000		26,000	0	
	Underground Utilities	1450		45,700		45,700	0	
	-							
AL6-9	Dwelling Structures	1460		**2,970,000**	3,091,650	3,091,650	614,605.0	
Tulane Court	-							
	Handicap Units	1460		661,500		661,500	0	
	Kitchens	1460		200,000		200,000	0	
	Plumbing/HVAC	1460		700,000		700,000	0	
	Electrical	1460		400,000		400,000	0	
	Floors	1460		200,000		200,000	0	
	Baths	1460		200,000		200,000	0	
	Millwork	1460		200,000		200,000	0	
	Painting	1460		200,000		200,000	0	
	Exterior Renovation	1460		208,500		208,500	0	
	-							
AL6-9	Dwelling Equipment	1465		**100,000**		100,000	0	
Tulane Court	-							
	Refrigerators	1465		60,000		0	0	
	Ranges	1465		40,000		0	0	
AL6-9	Relocation Costs	1495		**55,000**		0	0	
Tulane Court	-							
	-							
	Grand Total AL09P00650102			**4,669,758.00**		4,669,758.00	1,367,100.83	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**		
PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: AL09P00650103 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2003

"Original Annual Statement "Reserve for Disasters/ Emergencies "Revised Annual Statement (revision no: 1)
"Performance and Evaluation Report for Period Ending: 09/30/2004 "Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvements Soft Costs	331,000	357,550	357,550	2,273.67
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	422,000	422,000	422,000	0
5	1411 Audit	2,000	2,000	2,000	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	150,000	150,000	150,000	44,297.21
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	2,638,947	2,612,397	2,612,397	0
11	1465.1 Dwelling Equipment—Nonexpendable	50,000	50,000	50,000	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	31,550	31,550	31,550	0
18	1499 Development Activities	0	0	0	0
19	1501 Collaterization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,625,497	3,625,497	3,625,497	46,570.88
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

Dated: February 16, 2005

Annual Statement/Performance and Evaluation Report **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)** **Part II: Supporting Pages**		
PHA Name: The Housing Authority of the City of Montgomery 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: AL09P00650103 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		**0**				
	Management Improvements	1408		**357,550**		357,550	2,273.67	
HA-Wide	Resident and Youth Activities	1408		41,550		41,550	2,273.67	
	Arts and Crafts							
	Field Trips							
	Sports Activities							
	Elderly Activities							
	4-H Clubs							
HA-Wide	Community Workers Salaries & Benefits	1408		301,000		301,000	0	
HA-Wide	STEP	1408						
HA-Wide	Family Guidance Center	1408		15,000		15,000	0	
	Administration	1410		**422,000**		422,000	0	
HA-Wide	Nontechnical Salaries	1410		270,000		270,000	0	
HA-Wide	Employee Benefits	1410		90,000		90,000	0	
HA-Wide	Mod Inspector	1410		62,000		62,000	0	
HA-Wide	**Audit**	1411		**2,000**		2,000	0	
	Fees & Costs	1430		**150,000**		150,000	44,297.21	
AL6-9	**A & E Fees**	1430		78,000		78,000	44,297.21	
HA-Wide	**Modernization Coordinator**	1430		72,000		72,000	0	
	Nondwelling Equipment	1475		**0**		0	0	
AL6-9	Site Improvements	1450		**0**		0	0	
Tulane Court								

AL6-9	Dwelling Structures	1460		**2,612,397**		2,612,397	0	
Tulane Court								
	Handicap Units	1460						
	Kitchens	1460						
	Plumbing/HVAC	1460						
	Electrical	1460						
	Floors	1460						
	Baths	1460						
	Millwork	1460						
	Painting	1460						
	Exterior	1460						
AL6-9	Dwelling Equipment	1465		**50,000**		50,000	0	
Tulane Court								
	Refrigerators	1465		30,000		30,000	0	
	Ranges	1465		20,000		20,000	0	
AL6-9	Relocation Costs	1495		**31,500**		31,500	0	
Tulane Court								
	Grand Total AL09P00650102			**3,625,497.00**		3,625,497.00	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, AL 36104-3056	**Grant Type and Number** Capital Fund Program No: AL09P00650103 Replacement Housing Factor No:	**Federal FY of Grant:** 2003

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates

	Original	Revised	Actual	Original	Revised	Actual	
AL6-9	06/30/03			06/30/04			
Tulane Court							

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: AL09P00650104 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2004

■Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:)
☐Performance and Evaluation Report for Period Ending: ☐Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements	331,000.00		331,000.00	0.00
4	1410 Administration	422,000.00		422,000.00	0.00
5	1411 Audit	2,000.00		2,000.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	150,000.00		150,000.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	2,638,947.00		2,638,947.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	50,000.00		50,000.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	31,550.00		31,550.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collaterization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,625,497.00		3,625,497.00	0.00

		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	661,500.00		661,500.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00		0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

Dated: February 16, 2005

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: AL09P00650104 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	**Operations**	**Operations** 1406		**0.00**		**0.00**	**0.00**	
	Management Improvements	**Management Improvements** 1408		**331,000.00**		**331,000.00**	**0.00**	
HA-Wide	Resident and Youth Activities	1408		30,000.00		30,000.00	0.00	
	Arts and Crafts							
	Field Trips							
	Sports Activities							
	Elderly Activities							
	4-H Clubs							
HA-Wide	Community Workers Salaries	1408		301,000.00		301,000.00	0.00	

	Administration	**1410**		**422,000.00**		422,000.00	0.00	
HA-Wide	Nontechnical Salaries	1410		270,000.00		270,000.00	0.00	
HA-Wide	Employee Benefits	1410		90,000.00		90,000.00	0.00	
HA-Wide	Mod Inspector	1410		62,000.00		62,000.00	0.00	
HA-Wide	**Audit**	**1411**		**2,000.00**		2,000.00	0.00	
	Fees and Costs	**1430**		**150,000.00**		150,000.00	0.00	
AL6-9	A & E Fees	1430		78,000.00		78,000.00	0.00	
HA-Wide	Modernization Coordinator	1430		72,000.00		72,000.00	0.00	
	Nondwelling Equipment	**1475**		**0.00**		0.00	0.00	
AL6-9	**AL6-9AL6-9AL6-9AL6-9 Site Improvements**	1450		**0.00**		**0.00**	**0.00**	
AL6-9	**AL6-9AL6-9AL6-9AL6-9** Dwelling Structures	1460		**2,638,947.00**		**2,638,947.00**	**0.00**	
Victor Tulane								
Court	Handicapped	1460						

	Kitchens	1460						
	Plumbing	1460						
	Electrical	1460						
	Floors	1460						
	Baths	1460						
	Doors	1460						
	Cabinets	1460						
	Painting	1460						
	Exterior Siding	1460						
	HVAC	1460						
	Exterior	1460						
AL6-9	**AL6-9AL6-9AL6-9AL6-9** Dwelling Equipment	1461.1		**50,000.00**		50,000.00	0.00	
Victor Tulane								
Court	Refrigerators	1465.1		30,000.00		30,000.00	0.00	
	Ranges	1465.1		20,000.00		20,000.00	0.00	
AL6-9	**AL6-9AL6-9AL6-9AL6-9** Relocation Costs	1495.1		**31,550.00**		31,550.00		
Victor Tulane								
Court								
	Grand Total AL09P00650104			**3,625,497.00**		**3,625,497.00**	**0.00**	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, AL 36104-3056	**Grant Type and Number** Capital Fund Program No: AL09P00650104 Replacement Housing Factor No:	**Federal FY of Grant:** 2004

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL6-9	12/31/05			06/30/07			
Victor Tulane Court							

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Montgomery, AL	**Grant Type and Number**	**Federal FY of**

1020 Bell Street Montgomery, Alabama 36104-3056	Capital Fund Program Grant No: AL09P00650203 Replacement Housing Factor Grant No:	**Grant:** 2003

"Original Annual Statement "Reserve for Disasters/ Emergencies "Revised Annual Statement (revision no: 1)
"Performance and Evaluation Report for Period Ending: 09/30/2004 "Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	0	0		
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	847,991.00	0	847,991.00	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collaterization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	847,991.00	0	847,991.00	0
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0

26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

Dated: February 16, 2005

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Montgomery	**Grant Type and Number** Capital Fund Program Grant No: AL09P00650203	**Federal FY of Grant:** 2003

1020 Bell Street Montgomery, Alabama 36104-3056		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		**0**				
	Management Improvements	1408		**0**		0	0	
HA-Wide	Resident and Youth Activities	1408		0		0	0	
	Arts and Crafts							
	Field Trips							
	Sports Activities							
	Elderly Activities							
	4-H Clubs							
HA-Wide	Community Workers Salaries & Benefits	1408		0		0	0	
HA-Wide	STEP	1408						
HA-Wide	Family Guidance Center	1408		0		0	0	
	Administration	1410		**0**		0	0	
HA-Wide	Nontechnical Salaries	1410		0		0	0	
HA-Wide	Employee Benefits	1410		0		0	0	
HA-Wide	Mod Inspector	1410		0		0	0	
HA-Wide	Audit	1411		**0**		0	0	
	-							
	Fees & Costs	1430		**0**		0	0	
	-							
AL6-9	**A & E Fees**	1430		0		0	0	
HA-Wide	**Modernization Coordinator**	1430		0		0	0	
	-							

	Nondwelling Equipment	1475		**0**		0	0	
	-							
	-							
AL6-9	Site Improvements	1450		**0**		0	0	
Tulane Court	-							
	-							
AL6-9	Dwelling Structures	1460		**847,991.00**		847,991.00	0	
Tulane Court	-							
	Handicap Units	1460						
	Kitchens	1460						
	Plumbing/HVAC	1460						
	Electrical	1460						
	Floors	1460						
	Baths	1460						
	Millwork	1460						
	Painting	1460						
	Exterior	1460						
	-							
AL6-9	Dwelling Equipment	1465		**0**		0	0	
Tulane Court	-							
	Refrigerators	1465		0		0	0	
	Ranges	1465		0		0	0	
	-							
AL6-9	Relocation Costs	1495		**0**		0	0	
Tulane Court	-							
	-							
	Grand Total AL09P00650203			**847,991.00**		847,991.00	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, AL 36104-3056	**Grant Type and Number** Capital Fund Program No: AL09P00650203 Replacement Housing Factor No:	**Federal FY of Grant:** 2003

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL6-9	06/30/03			06/30/04			
Tulane Court							

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R00650101	Federal FY of Grant: 2001

"Original Annual Statement "Reserve for Disasters/ Emergencies "Revised Annual Statement (revision no:)
"Performance and Evaluation Report for Period Ending: 09/30/04 "Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	20,214.00	20,214.00	20,214.00	20,214.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	20,214.00	20,214.00	20,214.00	20,214.00
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	0.00			
24	Amount of line 21 Related to Security – Soft Costs	0.00			
25	Amount of Line 21 Related to Security – Hard Costs	0.00			

26	Amount of line 21 Related to Energy Conservation Measures	0.00			

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

Dated: February 16, 2005

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R00650101	**Federal FY of Grant:** 2001

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL6-21	Replacement Reserve	1490		**20,214.00**	**20,214.00**	**20,214.00**	**20,214.00**	
Cedar Park								
	Grand Total AL09R00650101			**20,214.00**	**20,214.00**	**20,214.00**	**20,214.00**	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, AL 36104-3056	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: AL09R00650101	**Federal FY of Grant:** 2001

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL6-21	12/31/02			06/30/03			
Cedar Park							

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R00650102	**Federal FY of Grant:**

					2002
"Original Annual Statement "Reserve for Disasters/ Emergencies "Revised Annual Statement (revision no: 1) "Performance and Evaluation Report for Period Ending: 09/30/2004 "Final Performance and Evaluation Report					
Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	501,613.00	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	501,613.00	501,613.00	501,613.00
19	1501 Collaterization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	501,613.00	501,613.00	501,613.00	501,613.00
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

Dated: February 16, 2005

Annual Statement/Performance and Evaluation Report **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)** **Part II: Supporting Pages**		
PHA Name: The Housing Authority of the City of Montgomery, Alabama 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R00650102	**Federal FY of Grant:** 2002

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL6-9	Development –New Apartments	1460		**501,613**	0	0	0	
Victor Tulane								
	Development Activities	1499		**0**	501,613	501,613	501,613	
	-							
	-							
	-							
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	-							
	-							
	-							
	Grand Total AL09R00650102			**501,613**		501,613	501,613	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, AL 36104-3056	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: AL09R00650102	**Federal FY of Grant:** 2002

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL6-9	12-31-03			6-30-05			
Victor Tulane							

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street	**Grant Type and Number** Capital Fund Program Grant No:	**Federal FY of Grant:**

Montgomery, Alabama 36104-3056	Replacement Housing Factor Grant No: AL09R00650103	2003

"Original Annual Statement "Reserve for Disasters/ Emergencies "Revised Annual Statement (revision no:)
"Performance and Evaluation Report for Period Ending: 09/30/2004 "Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	389,439.00	0	389,439.00	76,760.32
19	1501 Collaterization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	389,439.00	0	389,439.00	76,760.32
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

Dated: February 16, 2005

Annual Statement/Performance and Evaluation Report **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)** **Part II: Supporting Pages**		
PHA Name: The Housing Authority of the City of Montgomery, Alabama 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R00650103	**Federal FY of Grant:** 2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL6-9	Development -New Apartments	1499		389,439.00	0	389,439.00	76,760.32	
Victor Tulane								
	-							
	-							
	-							
	-							
	-							
	-							
	-							
	-							
	-							
	Grand Total AL09R00650103			**389,439**	0	**389,439**	76,760.32	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, AL 36104-3056	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: AL09R00650103	**Federal FY of Grant:** 2003

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL6-9	12-31-05			6-30-07			
Victor Tulane							

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R00650104	**Federal FY of Grant:** 2004

"Original Annual Statement "Reserve for Disasters/ Emergencies "Revised Annual Statement (revision no:)
"Performance and Evaluation Report for Period Ending: 09/30/2004 "Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	0		
3	1408 Management Improvements Soft Costs	0	0		
	Management Improvements Hard Costs	0	0		
4	1410 Administration	0	0		
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	0	0		
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	0	0		
10	1460 Dwelling Structures	455,715.00	0	455,715.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1499 Development Activities	0	0		
19	1501 Collaterization or Debt Service	0	0		
20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	455,715.00	0	455,715.00	0.00
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line 21 Related to Section 504 compliance	0	0		
24	Amount of line 21 Related to Security – Soft Costs	0	0		
25	Amount of Line 21 Related to Security – Hard Costs	0	0		
26	Amount of line 21 Related to Energy Conservation Measures	0	0		

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

Dated: February 16, 2005

Annual Statement/Performance and Evaluation Report **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)** **Part II: Supporting Pages**		
PHA Name: The Housing Authority of the City of Montgomery, Alabama 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R00650104	**Federal FY of Grant:** 2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL6-9	Development -New Apartments	1460		455,715.00		455,715.00	0.00	
Victor Tulane								
	-							
	-							
	-							
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	-							
	-							
	-							
	-							
	Grand Total AL09R00650104			**455,715**		455,715.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, AL 36104-3056	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: AL09R00650104	**Federal FY of Grant:** 2004

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates

	Original	Revised	Actual	Original	Revised	Actual	
AL6-9	12-31-05			6-30-07			
Victor Tulane							

Attachment al006f02

Pet Policy

Montgomery Housing Authority (HA)

Section I.

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:

   A. 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.

   B. If the pet is a dog or cat, it must be neutered/spayed by the age of six (6) months, and cats must be declawed by the age of three (3) months. The evidence can be provided by a statement/bill from a veterinarian and/or staff of the humane society. The evidence must be provided prior to the execution of this agreement and/or within 10 days of the pet becoming of the age to be neutered/spayed or declawed. 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) and a dog may not exceed 20 pounds in weight (fully grown). All other four legged animals are limited to 10 pounds (fully grown).

   C. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.

   D. If the pet is a fish, the aquarium must be twenty gallons or less, and the container must be 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 non-hazardous manner

   E. 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 and must be provided before the execution of this agreement.

   F. 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. Also, all pets must wear collars with identification at all times. Pets without a collar will be picked-up immediately and transported to the Humane Society or other appropriate facility.

   G. All authorized pet(s) must be under the control of an adult. An unleashed pet, or one tied to a fixed object, is not considered to be under the control of an adult. Pets which are unleashed,

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.

or leashed and unattended, on HA property may 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 $50 to cover the expense of taking the pet(s) to the Humane Society.

H. 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. In the case of an emergency, the HA will work with the resident to allow more than 24 hours for the resident to make accommodations for the pet.

I. Pet(s), as applicable, must be weighed by a veterinarian or staff of the humane society. A statement containing the weight of the pet must be provided to the HA prior to the execution of this agreement and upon request by the HA.

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 by the tenant to avoid any unpleasant and unsanitary odor from being in the unit.

3. Prohibited Animals: Animals or breeds of animals that are considered by the HA to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, rottweiler, doberman pinscher, 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. This includes any pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. 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 or the dwelling lease will be terminated.

5. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons, 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, within 10 day of the date of the notice from the HA. The Tenant may request a hearing, which will be handled according to the HA's established grievance procedure. The pet may remain with the tenant during the hearing process unless the HA has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by the HA, the pet must be immediately removed from the unit upon receipt of the notice from the HA.

6. The Tenant is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises 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 receptacle for their unit. 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.

7. The Tenant shall have 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 may be impounded by animal control officers or by HA staff 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 takes 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.

I. Pets may not be bred or used for any commercial purposes.

Section II. SCHEDULE OF ANNUAL FEES AND INITIAL DEPOSIT

FEE AND DEPOSIT SCHEDULE
(An Annual Fee and Deposit is required for each pet)

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

Note: The above schedule is applicable for each pet; therefore, if a tenant has more than one pet he or she must pay the applicable annual fee and deposit for each pet.

The entire annual 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.
The annual fee shall be paid at the time of reexamination each year and all proof of inoculations and other requirements shall be made available to the HA at such time. The Annual Fee is not reimbursable. The deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant. THERE SHALL BE NO REFUND OF THE ANNUAL FEE.

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 (P) of the lease (a serious violation) and the HA will issue a termination notice. The tenant will be entitled to a grievance hearing in accordance with the provisions of Paragraph 5 of this Pet Policy or the Grievance Procedure, as applicable.

RESIDENT ACKNOWLEDGMENT

After reading and/or having read to me this lease addendum I, _____
agree to the following: (Print Name)

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 indemnify and hold harmless 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 annual 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 and each twelve months thereafter.

I agree to pay a refundable pet deposit of $_____ to the HA. The Annual 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 after final inspection, will be returned to the Tenant after the premises are vacated and all keys have been returned.

I AGREE AND UNDERSTAND THAT ALL INFORMATION CONCERNING MY PET(S) MUST BE UPDATED ANNUALLY AND PROVIDED TO THE HA AT THE ANNUAL REEXAMINATION. ANNUAL FEES SHALL BE PAYABLE IN FULL TWELVE MONTHS FROM THE APPROVAL DATE.

I AGREE AND UNDERSTAND THAT VIOLATING THIS LEASE ADDENDUM MAY RESULT IN THE REMOVAL OF THE PET(S) FROM THE PROPERTY OF THE HA AND/OR EVICTION. I, ALSO UNDERSTAND THAT I MY NOT BE ALLOWED TO OWN ANY TYPE OF PET IN THE FUTURE WHILE BEING AN OCCUPANT OF THE HA.

I ALSO UNDERSTAND THAT I MUST OBTAIN PRIOR APPROVAL FROM THE HA BEFORE MAKING A CHANGE OF A PET FOR WHICH THIS POLICY WAS APPROVED OR ADDING A SECOND PET. ALSO, A PICTURE MAY BE TAKEN BY THE HA STAFF OF THE PET (S) FOR DOCUMENTATION.

Head of Household Signature Date

Housing Authority Representative Signature Date

Attachment al006g02

Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment

HOUSING AUTHORITY OF: THE CITY OF MONTGOMERY, ALABAMA

Determination of requirement for initial assessment:

This assessment must be completed once for each the authority's developments, unless the development falls under one of the four following categories:

1. The development has already been determined to be subject to mandatory conversion under 24 CFR part 971;
2. The development is the subject of an application for demolition or disposition that has not been disapproved by HUD;
3. The development has been awarded a HOPE VI revitalization grant; or
4. The development is designated for occupancy by the elderly and/or persons with disabilities (i.e., is not a general occupancy development).

Please complete this table for all developments of your PHA to determine if an initial assessment is required.

*** If any question is answered yes, development is exempt from the voluntary conversion requirements.**

DEV. NUMBER	DEVELOPMENT NAME	* IS THE DEV. SUBJECT TO MANDITORY CONVERSION?	* IS A DEMOLITION APPLICATION PENDING?	* IS THE DEV. DESIGNATED ELDERLY/ DISABLED?	* DEV. HAS HOPE VI APPROVED?	IS DEV. EXEMPT?
AL09P6-1	Riverside Heights	No	No	No	No	No
AL09P6-2	Cleveland Court	No	No	No	No	No
AL09P6-3	Victor-Tulane Court	No	No	No	No	No
AL09P6-4	Riverside Heights	No	No	No	No	No
AL09P6-5	Paterson Court	No	No	No	No	No
AL09P6-6	GW Trenholm Court	No	No	No	No	No
AL09P6-7	Riverside Heights	No	No	No	No	No
AL09P6-8	Paterson Court	No	No	No	No	No
AL09P6-9	Victor-Tulane Court	No	No	No	No	No
AL09P6-12	Gibbs Village	No	No	No	No	No
AL09P6-13	GW Smiley Court	No	No	No	No	No
AL09P6-14	Richardson Terrace	No	No	Yes	No	Yes

Complete an individual development analysis for each development not exempt.

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment

DEVELOPMENT NUMBER AL09P 6-1

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
• *Will not be more expensive than continuing to operate the development (or portion of it) as public housing;* • *Will principally benefit the residents of the public housing development to be converted and the community; and* • *Will not adversely affect the availability of affordable housing in the community.*

1. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

   a. Public Housing Line 520, HUD 52599: (PUM) 259.71

   b. Section 8 HUD 52681, Line 30 (23 new): 7,340,776 divided by Line 11 (6 new)): 16,362 =avg. unit cost 448.65

   c. Is Line 1b higher? Yes __X__ No____

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community? YES____ NO____

   a. Would the conversion adversely affect the availability of affordable housing in the community? Yes____ No_____

   Comments:

   b. Would the conversion provide the development residents with better housing choices? Yes____ No_____

   Comments:

   c. Would the conversion help to de-concentrate low-income families in the community? Yes____ No_____

   Comments:

   d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? Yes____ No_____

Comments:

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES____ NO____

Comments:

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

_____ Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.

__X_ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

February 16, 2005
Date

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis Required Initial Assessment

DEVELOPMENT NUMBER AL09P 6-2

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
• *Will not be more expensive than continuing to operate the development (or portion of it) as public housing;* • *Will principally benefit the residents of the public housing development to be converted and the community; and* • *Will not adversely affect the availability of affordable housing in the community.*

2. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

   a. Public Housing Line 520, HUD 52599: (PUM) 259.71

   b. Section 8 HUD 52681, Line 30 (23 new): 7,340,776 divided by Line 11 (6 new)): 16,362 =avg. unit cost 448.65

   c. Is Line 1b higher? Yes __X__ No____

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community? YES____ NO____

   a. Would the conversion adversely affect the availability of affordable housing in the community? Yes____ No_____

   Comments:

   b. Would the conversion provide the development residents with better housing choices? Yes____ No_____

   Comments:

   d. Would the conversion help to de-concentrate low-income families in the community? Yes____ No_____

   Comments:

   d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? Yes____ No_____

Comments:

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES____ NO____

Comments:

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

_____ Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.

__X_ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

February 16, 2005
Date

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment

DEVELOPMENT NUMBER AL09P 6-3

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
• *Will not be more expensive than continuing to operate the development (or portion of it) as public housing;* • *Will principally benefit the residents of the public housing development to be converted and the community; and* • *Will not adversely affect the availability of affordable housing in the community.*

3. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

   a. Public Housing Line 520, HUD 52599: (PUM) 259.71

   b. Section 8 HUD 52681, Line 30 (23 new): 7,340,776 divided by Line 11 (6 new)): 16,362 =avg. unit cost 448.65

   c. Is Line 1b higher? Yes __X__ No____

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community? YES____ NO____

   a. Would the conversion adversely affect the availability of affordable housing in the community? Yes____ No_____

   Comments:

   b. Would the conversion provide the development residents with better housing choices? Yes____ No_____

   Comments:

   e. Would the conversion help to de-concentrate low-income families in the community? Yes____ No_____

   Comments:

   d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? Yes____ No_____

Comments:

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES____ NO____

Comments:

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

_____ Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.

__X_ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

February 16, 2005
Date

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis Required Initial Assessment

DEVELOPMENT NUMBER AL09P 6-4

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
• *Will not be more expensive than continuing to operate the development (or portion of it) as public housing;* • *Will principally benefit the residents of the public housing development to be converted and the community; and* • *Will not adversely affect the availability of affordable housing in the community.*

4. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

   a. Public Housing Line 520, HUD 52599: (PUM) 259.71

   b. Section 8 HUD 52681, Line 30 (23 new): 7,340,776 divided by Line 11 (6 new)): 16,362 =avg. unit cost 448.65

   c. Is Line 1b higher? Yes __X__ No____

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community? YES____ NO____

   a. Would the conversion adversely affect the availability of affordable housing in the community? Yes____ No_____

   Comments:

   b. Would the conversion provide the development residents with better housing choices? Yes____ No_____

   Comments:

   f. Would the conversion help to de-concentrate low-income families in the community? Yes____ No_____

   Comments:

   d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? Yes____ No_____

Comments:

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES____ NO____

Comments:

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

_____ Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.

__X_ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

February 16, 2005
Date

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis Required Initial Assessment

DEVELOPMENT NUMBER AL09P 6-5

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
• *Will not be more expensive than continuing to operate the development (or portion of it) as public housing;* • *Will principally benefit the residents of the public housing development to be converted and the community; and* • *Will not adversely affect the availability of affordable housing in the community.*

5. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

   a. Public Housing Line 520, HUD 52599: (PUM) 259.71

   b. Section 8 HUD 52681, Line 30 (23 new): 7,340,776 divided by Line 11 (6 new)): 16,362 =avg. unit cost 448.65

   c. Is Line 1b higher? Yes __X__ No____

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community? YES____ NO____

   a. Would the conversion adversely affect the availability of affordable housing in the community? Yes____ No_____

   Comments:

   b. Would the conversion provide the development residents with better housing choices? Yes____ No_____

   Comments:

   g. Would the conversion help to de-concentrate low-income families in the community? Yes____ No_____

   Comments:

   d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? Yes____ No_____

Comments:

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES____ NO____

Comments:

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

_____ Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.

__X_ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

February 16, 2005
Date

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment

DEVELOPMENT NUMBER AL09P 6-6

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
• *Will not be more expensive than continuing to operate the development (or portion of it) as public housing;* • *Will principally benefit the residents of the public housing development to be converted and the community; and* • *Will not adversely affect the availability of affordable housing in the community.*

6. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

   a. Public Housing Line 520, HUD 52599: (PUM) 259.71

   b. Section 8 HUD 52681, Line 30 (23 new): 7,340,776_divided by Line 11 (6 new)): _16,362_ =avg. unit cost 448.65_

   c. Is Line 1b higher? Yes __X__ No____

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community? YES____ NO____

   a. Would the conversion adversely affect the availability of affordable housing in the community? Yes____ No_____

   Comments:

   b. Would the conversion provide the development residents with better housing choices? Yes____ No_____

   Comments:

   h. Would the conversion help to de-concentrate low-income families in the community? Yes____ No_____

   Comments:

d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? Yes____ No_____

Comments:

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES____ NO____

Comments:

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

_____ Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.

__X_ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

February 16, 2005
Date

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis Required Initial Assessment

DEVELOPMENT NUMBER AL09P 6-7

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
• *Will not be more expensive than continuing to operate the development (or portion of it) as public housing;* • *Will principally benefit the residents of the public housing development to be converted and the community; and* • *Will not adversely affect the availability of affordable housing in the community.*

7. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

   a. Public Housing Line 520, HUD 52599: (PUM) 259.71

   b. Section 8 HUD 52681, Line 30 (23 new): 7,340,776 divided by Line 11 (6 new)): 16,362 =avg. unit cost 448.65

   c. Is Line 1b higher? Yes __X__ No____

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community? YES____ NO____

   a. Would the conversion adversely affect the availability of affordable housing in the community? Yes____ No_____

   Comments:

   b. Would the conversion provide the development residents with better housing choices? Yes____ No_____

   Comments:

   i. Would the conversion help to de-concentrate low-income families in the community? Yes____ No_____

   Comments:

d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? Yes____ No_____

Comments:

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES____ NO____

Comments:

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

_____ Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion

__X__ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

Lemuel E. Boggs, Jr. _____
Signature of Interim Executive Director

February 16, 2005
Date

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis Required Initial Assessment

DEVELOPMENT NUMBER AL09P 6-8

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
• *Will not be more expensive than continuing to operate the development (or portion of it) as public housing;* • *Will principally benefit the residents of the public housing development to be converted and the community; and* • *Will not adversely affect the availability of affordable housing in the community.*

8. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year end) statements for public housing and Section 8.

   a. Public Housing Line 520, HUD 52599: (PUM) 259.71

   b. Section 8 HUD 52681, Line 30 (23 new): 7,340,776 divided by Line 11 (6 new)): 16,362 =avg. unit cost 448.65

   c. Is Line 1b higher? Yes __X__ No____

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community? YES____ NO____

   a. Would the conversion adversely affect the availability of affordable housing in the community? Yes____ No_____

   Comments:

   b. Would the conversion provide the development residents with better housing choices? Yes____ No_____

   Comments:

   j. Would the conversion help to de-concentrate low-income families in the community? Yes____ No_____

   Comments:

   d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? Yes____ No_____

Comments:

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES____ NO____

Comments:

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

_____ Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.

__X_ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

February 16, 2005
Date

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis Required Initial Assessment

DEVELOPMENT NUMBER AL09P 69

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
• *Will not be more expensive than continuing to operate the development (or portion of it) as public housing;* • *Will principally benefit the residents of the public housing development to be converted and the community; and* • *Will not adversely affect the availability of affordable housing in the community.*

9. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

   a. Public Housing Line 520, HUD 52599: (PUM) 259.71

   b. Section 8 HUD 52681, Line 30 (23 new): 7,340,776_divided by Line 11 (6 new)): _16,362_ =avg. unit cost 448.65_

   c. Is Line 1b higher? Yes __X__ No____

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community? YES____ NO____

   a. Would the conversion adversely affect the availability of affordable housing in the community? Yes____ No_____

   Comments:

   b. Would the conversion provide the development residents with better housing choices? Yes____ No_____

   Comments:

   k. Would the conversion help to de-concentrate low-income families in the community? Yes____ No_____

   Comments:

   d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? Yes____ No_____

Comments:

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES____ NO____

Comments:

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

_____ Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.

__X_ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

February 16, 2005
Date

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis Required Initial Assessment

DEVELOPMENT NUMBER AL09P 6-12

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
• *Will not be more expensive than continuing to operate the development (or portion of it) as public housing;* • *Will principally benefit the residents of the public housing development to be converted and the community; and* • *Will not adversely affect the availability of affordable housing in the community.*

10. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

a. Public Housing Line 520, HUD 52599: (PUM) 259.71

b. Section 8 HUD 52681, Line 30 (23 new): 7,340,776 divided by Line 11 (6 new)): 16,362 =avg. unit cost 448.65

c. Is Line 1b higher? Yes __X__ No____

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community? YES____ NO____

a. Would the conversion adversely affect the availability of affordable housing in the community? Yes____ No_____

Comments:

b. Would the conversion provide the development residents with better housing choices? Yes____ No_____

Comments:

l. Would the conversion help to de-concentrate low-income families in the community? Yes____ No_____

Comments:

d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? Yes____ No_____

Comments:

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES____ NO____

Comments:

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

_____ Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.

__X_ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

Lemuel E. Boggs, Jr.
Signature of Interim Executive Director

February 16, 2005
Date

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis Required Initial Assessment

DEVELOPMENT NUMBER AL09P 6-13

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

Necessary conditions for voluntary conversion:
• *Will not be more expensive than continuing to operate the development (or portion of it) as public housing;* • *Will principally benefit the residents of the public housing development to be converted and the community; and* • *Will not adversely affect the availability of affordable housing in the community.*

11. Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

    a. Public Housing Line 520, HUD 52599: (PUM) 259.71

    b. Section 8 HUD 52681, Line 30 (23 new): 7,340,776 divided by Line 11 (6 new)): 16,362 =avg. unit cost 448.65

    c. Is Line 1b higher? Yes __X__ No____

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community? YES____ NO____

    a. Would the conversion adversely affect the availability of affordable housing in the community? Yes____ No_____

    Comments:

    b. Would the conversion provide the development residents with better housing choices? Yes____ No_____

    Comments:

    m. Would the conversion help to de-concentrate low-income families in the community? Yes____ No_____

    Comments:

d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? Yes____ No_____

Comments:

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES____ NO____

Comments:

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

_____ Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.

__X_ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

Lemuel E. Boggs, Jr. _____
Signature of Interim Executive Director

February 16, 2005
Date

Attachment al006h02

RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD

PROFILE OF RESIDENT COMMISSIONER
MRS. BETTIE BARNETT

Mrs. Barnett was appointed by Mayor Bobby Bright of the City of Montgomery, Alabama to serve as the resident Commissioner on the MHA Board of Commissioners. Her appointment is for five (5) consecutive years commencing June 15, 2001 and expiring on June 15, 2006.

A native of Montgomery, Mrs. Barnett is a current resident of public housing and lives in the Riverside Heights community where she has resided for a total of twenty-nine years. She serves as the Riverside Heights Resident Council President. Mrs. Barnett provides many volunteer services to her neighbors. She takes groups of senior residents shopping, organizes picnics for them, etc. She hosts events throughout the year for the children in her community and has always been a voice for the residents' concerns at the Resident Council Advisory Board meetings.

On her appointment as resident Commissioner, the following are some of the comments she offered: "As Commissioner, I want to help build a better relationship between residents, staff and the board. We all just need to work together. I hope to see everyone in need of a house receive housing and to make sure our children receive a better education. I also hope to get residents more involved in the various programs with the help of their community workers."

Mrs. Barnett regularly attends the Board of Commissioners meetings. She was appointed by the Chairman of the Board to serve on the Finance and Modernization, Planning and Development committees. She has attended several educational workshops, to include Commissioners training.

Attachment al006i02

PROGRESS IN MEETING CURRENT FIVE-YEAR PLAN AND GOALS

The Montgomery Housing Authority has now accepted applications by lottery for Section 8 for two years and this method is a big improvement. We were not able to place all of the applicants from last year's lottery and therefore we have not done the lottery this year. The lottery will be done when we are able to give vouchers once again. We continue to be a "standard performer" but are still waiting on the consultant to work with our Section 8 Department to clear the findings from several years ago. We are continuing in our efforts to become a high performer and anticipate this rating within the next two years. We have been very successful in our FSS program and Section 8 Homeownership programs over the past year and these programs will continue.

We are still working on our vacancy situation. We have numerous efficiency apartments and one-bedroom apartments, which are not marketable. We have taken them off line and use them as needed. We are working on a plan to be implemented when and if the Harvard study becomes effective to present to HUD for continuing the waiver for these units. Modernization is a possibility, but a feasibility study will have to be completed to show that we can fill the units if they are modernized and converted into two and three bedroom units. Our waiting list continues to be serviced and the length of time a person remains on the list is getting much more reasonable. Our Admissions Department has worked hard on this and they are now doing Section 8 admissions also. This has helped to streamline the system and free up other departments to work with their residents and participants.

We are still making progress on improving our scores under PHAS. We will have a very difficult time being a high performer due to the age of our properties. Outside inspections have been done and this method is proving very valuable. Our maintenance scores are continuing to improve. We are changing to project based maintenance so that our agency can do more in each community to correct problems and be accessible to our residents for repairs and work orders.

The Section 8 inspections are being done by a contracted agency. This has greatly improved our productivity and objectivity. This method has proven over the past year to be very effective and we are going to extend the contract for another year.

Construction is progressing on the new Tulane Court East development. Predictions are being made that we can move residents back into a portion of the development next summer and the project is on schedule to be completed sometime late next winter.

Our maintenance department is spending one day each week at a different community doing a thorough clean up. This has been successful thus far. Our goal is to improve the neighborhood appearance and hope that the residents will help us to maintain the improved appearance. A schedule has been done of these work sessions and all maintenance personnel are participating in this effort.

Our employee advisory committee continues to work with the director on a monthly basis to improve employee relationships. We have just completed our salary comparability study and hope to implement it in the next several months.

Staff training continues. We have had six people take the PHM exam this year and they have passed and are now certified. HUD has helped conduct training for our housing staff. We hold numerous training sessions on different areas such as fair housing, Harvard Cost Study, project based accounting and management, policy training, safety seminars, maintenance seminars, etc. We have subscribed to HTVN and this has proven to be very valuable in our efforts to maximize training and expertise for our employees.

New computer software has been installed and the new system will help us provide faster and better services, allowing for more productive work time.

MHA resources are being utilized effectively and efficiently resulting in the HA being able to fund the Investigative Unit (earlier funded by the PHDEP grant) for the year, thereby enabling the HA to continue to provide for the safety and security of the residents. We hope to be able to find funding to continue to provide these much needed services to our residents.

RIM review results showed noticeable improvements in public housing and we will continue our efforts toward improving compliance with RIM requirements both for public housing and section 8.

Staff has worked with the power company and street lighting in several housing communities has been improved to help improve security.

Staff is also more actively involved to better serve the residents – Managers walk the grounds of their respective communities, make home visits that help them to get to know their residents, call in work orders on anything that needs to be fixed. Properties are toured at random with the intent to seek out any problems that may need to be fixed to enhance curb appeal; resident council meetings are attended to help staff better understand the problems in communities so that these can be resolved in a prompt and effective manner.

PHA worked with the city of Montgomery and has received Weed and Seed funding that will provide services to the Cleveland Court housing community.

We will continue to leverage private or other public funds to create additional housing opportunities. Currently discussions are ongoing with the City of Montgomery's Planning department and the Maxwell Air Force Base for the possible disposition of Riverside Heights which, if successful, will provide the MHA with other suitable replacement properties in and around the City thereby enabling the HA acquire and/or build better housing for our residents.

Policies and procedures have been put in place to help provide safe, secure, and healthy living environment for our residents.

The new telephone system and website have helped improve communications and enabled prompt response by staff to better serve our residents.

Attachment al006j02

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

The Montgomery Housing Authority has adopted and specified in its Section 8 Homeownership Plan a minimum homeowner down payment requirement of at least three percent and requires that at least one percent of the down payment come from the family's resources. By establishing these provisions in the Homeownership Plan, the Montgomery Housing Authority is able to demonstrate its capacity to administer the Homeownership Program.

Attachment al006k02

THE ORIGNAL RESOLUTION APPROVING PHA PLANS al006v01 with attachments al006a01 through al006m01, as extracted from the Minutes of the Meeting of the Board of Commissioners of The Housing Authority of the City of Montgomery, Alabama held on November 16, 2004, is as follows:

Commissioner Barley then offered the following motion and moved its adoption:

RESOLUTION NO. 5261

BE IT RESOLVED by the Board of Commissioners of The Housing Authority of the City of Montgomery, Alabama that the Five-Year Plan 2005-2009 and Annual Plan 2005, with attachments, be and is hereby approved, to include the additions, as requested, and the Authority is authorized to proceed with the electronic submission of these Plans to the Department of Housing and Urban Development.

The motion was seconded by Commissioner Bollinger, voted on and unanimously passed by the Board this sixteenth day of November, 2004.

THE RESOLUTION APPROVING THE AMENDED PHA PLANS al006v02 with attachments al006a02 through al006m02, as extracted from the Minutes of the Meeting of the Board of Commissioners of The Housing Authority of the City of Montgomery, Alabama held on April 26, 2005 is as follows:

Commissioner Bolligner then offered the following motion and moved its adoption:

RESOLUTION NO. 5318

BE IT RESOLVED by the Board of Commissioners of The Housing Authority of the City of Montgomery, Alabama that the revised Five-Year Plan 2005-2009 and Annual Plan 2005, AL006v02 with attachments, be and is hereby approved, to include the addition of AL 6-1 and AL 6-7 disposition, and the Authority is authorized to proceed with the electronic submission of these Plans to the Department of Housing and Urban Development.

The motion was seconded by Commissioner Barley, voted on and passed by the Board this twenty-sixth day of April, 2005.

Attachment al006l02

Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	**Number of Units**	**Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]**	**Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]**
Riverside Heights 6-1	136	Below the 85% AVG (less than $457.00)	Low Communities will be equalized according to ACOP
Riverside Heights 6-7	91	Below the 85% AVG (less than $286.00)	Low Communities will be equalized according to ACOP
Paterson Court 6-5	44	Below the 85% AVG (less than $481.00)	Low Communities will be equalized according to ACOP
Paterson Court 6-8	156	Below the 85% AVG (less than $39.00)	Low Communities will be equalized according to ACOP
Tulane Court 6-9	84	Below the 85% AVG (less than $89.00)	Low Communities will be equalized according to ACOP
Riverside Heights 6-4	420	Above the 115% AVG (less than $798.00)	Communities above AVG will be equalized according to ACOP
Smiley Court 6-13	368	Above the 115% AVG (less than $19.00)	Communities above AVG will be equalized according to ACOP
Richardson Terrace 6-14	100	Above the 115% AVG (less than $538.00)	Communities above AVG will be equalized according to ACOP

Attachment al006m02

The following original Certifications, duly signed and dated, were mailed out in hardcopy to the HUD Office in Birmingham upon completion of our initial electronic submission on December 7, 2004.

1. **HUD-50077** Certifications of Compliance with PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year/Annual, and Streamlined 5-Year/Annual PHA Plans.
2. Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan.
3. **HUD-50070** Certification of Drug Free Workplace.
4. **Standard Form LLL** Disclosure of Lobbying Activities.
5. **HUD-50071** Certification of Payments to Influence Federal Transactions.
6. Fair Housing Certification.

April 29, 2005

Mr. R. Edmond Sprayberry
Director, Office of Public Housing
U.S. Dept. of Housing and Urban Development
Medical Forum Building, Suite 900
950 22nd Street, North
Birmingham, Alabama 35203-5301

Dear Mr. Sprayberry:

SUBJECT: **AMENDED PHA 5-YEAR PLAN 2005-2009 AND ANNUAL PLAN 2005 AL006V02**

Please be advised that our amended PHA 5-Year Plan 2005-2009 and Annual Plan 2005 - al006v02 along with attachments al006a02 through al006m02 was approved for submission by Resolution No.5318 as passed by the board at its meeting held on April 26, 2005. These documents have been electronically submitted today, April 29, 2005 for review and approval by your department. The amendments made to the original plan and now incorporated in al006v02 are:

1. Page 3 of the 5-Year Plan 2005-2009: Under "Other" item b) Units in the Riverside Heights AL 6-4 housing development may be placed in modernization… **deleted.** Item c) the housing authority will make application for demolition of 68 structurally damaged units, beyond repair, in Smiley Court AL 6-13 is, therefore, now listed as b);
2. Disposition tables for Riverside Heights AL 6-1 & AL 6-7 can now be found on page 31 and 32 of Annual Plan 2005;
3. Disposition table AL 6-4 of Annual Plan 2005 (now shown on page 31 of al006v02) has also been amended – Sl.No.5 "Number of units affected" has been changed from 422 to 423; and, Sl.No.7 b. "Projected end date of activity" has been changed from 2010 to 2007.

Continued…2

Please note that a copy of the draft PHA Plans al006v02 for 2005 was made available for public comment on our website at www.mhatoday.org and was also on display at each housing development and at the Central Office during the 45-day comment period commencing February 16, 2005 and ending April 1, 2005. No comments were received.

In reference to the deficiency found in our original submission 2005, as stated in your recent letter – **Section 2, Capital Improvement Needs, A. Capital Fund Program –** please note that the Annual Statement/Performance and Evaluation Report for FY 2005 Capital Fund Program was submitted as attachment al006b01 with our electronic submission al006v01 on December 7, 2004. This attachment can now be found at al006b02 submitted today.

The original signed Certifications were mailed to you with our initial submission.

I take this opportunity to thank you and your staff for your continued cooperation and support.

Sincerely,

(Signed)

Lemuel E. Boggs, Jr.
Interim Executive Director

ENCLOSURES

LBjr/jb