

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

PHA Plans

5 Year Plan for Fiscal Years 2006 - 2010
Annual Plan for Fiscal Year 2006

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) 04/2006

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2006 - 2010

[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, economic independence, and home ownership; 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 its efforts to encourage increased resident organization participation.
- Continue to work on improving 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.
- Reorganize resources to enable the effective and efficient management and operation of housing programs, taking into consideration the authority's disposition plans and its transition to site-based property management.
- Continue to seek funding to replace programs lost due to cessation of PHDEP funding.
- Continue to encourage resident empowerment and self-sufficiency by providing more Family Self-Sufficiency opportunities for residents.
- Continue to work to provide improved services to residents in spite of the loss of federal funding previously available for these purposes.
- Increase efforts to encourage and educate public housing residents and Section 8 voucher recipients on homeownership opportunities.
- Provide decent, safe and quality housing. The MHA is reexamining its current housing stock with the intent to develop a plan of action to replace assets that no longer offer quality housing opportunities and to significantly upgrade the current stock.
- Increase efforts to improve curb appeal and encourage residents to take pride in their communities.
- Increase efforts to educate residents on good housekeeping.
- Continue to work to improve safety issues within communities.
- Increase efforts to reduce vacancy rates and improve turn around time.

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: The MHA will work toward achieving a turn around time of no more than ten (10) days with a vacancy rate of no more than 1% for developments targeted for transition to site-based property management, viz., Victor Tulane Gardens, Gibbs Village (East) and Gibbs Village (West) and Richardson Terrace. The goal for non site-based properties is to reduce the vacancy rate to 3% and the turn around time to twenty (20) days.

Non site-based properties:

- Leverage private or other public funds to create additional housing opportunities: The MHA has contracted with mixed-finance consultants (Censeo) for the leveraging of funds that it anticipates receiving from the sale of Riverside Heights AL 6-4 to create additional housing opportunities. The Authority has selected up to three of its properties that appear to be good candidates for HOPE VI or other mixed-finance/mixed income developments.
- Acquire or build units or developments
- Other (list below)

PHA Goal: **Improve the quality of assisted housing**

Objectives:

- Improve public housing management: (PHAS score) 77% (03/31/2004)
- Work toward achieving higher performance and increasing PHAS score to 80%; Increase efforts to improve on RIM compliance. Notwithstanding the condition of some MHA properties, we hope to increase our PHAS score to 90% by FY 2009.
- Improve voucher management: (SEMAP score) 57% (03/31/2005)
- The MHA staff, together with HUD consultants, will develop a comprehensive action plan to improve the Section 8 program operations that addresses management improvements to include staff training,

SEMAP indicators and RIM compliance. With the successful implementation of the action plan and the recommendations made by HUD consultants, it is projected that the MHA will achieve a SEMAP score of at least 81% for 2006.



Increase customer satisfaction: **Based on funding availability, the MHA will –**

- Continue to provide Welfare to Work opportunities through programs in public housing to help residents become more self-sufficient.
- Research the requirements of becoming a “Move To Work” agency.
- Encourage and promote program participation via PSAs, news letters and other means of communications to public housing residents.
- Continue to provide orientation sessions to prospective tenants on site with increased emphasis on tenant responsibilities and good housekeeping and create a new “Welcome” kit to include a Tenant handbook and other informative materials.
- MHA staff will continue to encourage better input and participation by tenants in an effort find ways to better serve communities and to provide a decent, safe living environment.



Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Increase its focus and efforts in the areas of communications, safety, unit inspections, good housekeeping and the overall appearance of housing properties.
- Concentrate efforts on implementing direct deposit of rent payments for all Section 8 landlords by FYE 2007.
- Investigate the feasibility of sending utility allowance payments electronically to the Utility companies for those on the Section 8 voucher program.
- Consider implementing more on-site services for our residents, to include installing EBT machines for rent payments.
- The MHA will designate Victor Tulane Gardens AL 6-22, Gibbs Village (East) and Gibbs Village (West) AL 6-12, and Richardson Terrace AL 6-14 for site-based property management, to include site-based waiting lists.
- Site-based management of all properties by 2007.
- Negotiate the contract for the use of hand held devices for inspectors to use to do scheduling, etc., and interface the handhelds with MHA computer systems to more efficiently manage public housing and Section 8 inspections. [These inspections are currently contracted out to an independent outside agency employing certified inspectors.]
- Section 8 applications will be by a lottery system, based upon voucher availability. A predetermined number of names of names are selected at random from the computer, which comprises the waiting list for the upcoming year.

- Renovate or modernize public housing units:
 - Propose plan for improvements for Richardson Terrace [elderly high rise] and for Cleveland Court.
 - Improve curb appeal and parking space, as needed.
 - Continue to follow up with the insurance company on claims filed for units totally destroyed by vandalism.
- Demolish or dispose of obsolete public housing: The HA plans to improve its housing stock by doing some of the following. However, prioritization as to which property will be considered first will be discussed further.
 - Disposition of Riverside Heights AL 6-1 and AL 6-7
 - Partial demolition - 68 structurally damaged units, beyond repair at Smiley Court AL 6-13 [will help reduce density].
 - Demolition and/or Disposition of Trenholm Court AL 6-6
 - Demolition/Disposition of Tulane Court AL 6-3 and AL 6-9
- Provide replacement public housing:
 - The Authority Board of Commissioners has authorized a comprehensive redevelopment plan presented by the fixed-finance consultants. This plan calls for the demolition and redevelopment of the most distressed public housing sites with mixed-finance/mixed-income communities. The Authority is using up to \$12 million of seed funding provided by the City of Montgomery through its disposition of Riverside Heights. (A copy of the Asset Repositioning Plan is attached as **Attachment al006m01**)
- Provide replacement vouchers: As demolition/disposition takes place, subject to HUD funding.
- Other: (list below)
 - HA will make a concerted effort to improve its vacancy rate by working diligently to add units to the rent roll on a weekly basis.
 - HA will focus its efforts on improving curb appeal of all its properties by timely correction of the deficiencies identified by REAC inspectors.
 - HA staff will continue the task to educate and train its residents on good housekeeping.
 - HA will install speed bumps, as needed, to improve safety in its housing communities.
 - HA plans to organize for a Section 8 rent reasonableness study.
- PHA Goal: **Increase assisted housing choices**
 Objectives:
 - Provide voucher mobility counseling: New portability participants will be counseled.
 - 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 25% by the end of FY 2006.

- Training meetings to educate and familiarize potential new landlords with the Section 8 HCV program will continue.
- Increase voucher payment standards: Based on availability of funding, voucher payment standards will either increase or decrease.
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists: The housing developments targeted to implement site-based waiting lists are: Gibbs Village AL 6-12 (East and West), Victor Tulane Gardens AL 6-22, and Richardson Terrace AL 6-14.
- Convert public housing to vouchers:
- Other: (list below)
 - Work toward moving all housing developments to site-based property management.

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

- PHA Goal: **Provide an improved living environment**

Objectives: The MHA staff continues to meet with residents, resident councils and RAB to seek their input and find ways to improve the quality of life in housing communities. The HA will offer training with emphasis on good housekeeping and tenant responsibility.

 - 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 that is being maintained and kept updated. This site enables broader community outreach to potential referral sources and offers information on 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 periodic presentations to civic groups and neighborhood associations to explain the programs of the housing authority.
 - The MHA will continue to enforce the *Deconcentration Rule* as contained in the *Admissions and Continued Occupancy Policy (ACOP)*, Section XXVI. (See **Attachment a1006a01**).

- 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 a1006a01).**
 - Limit ingress and egress for all new developments.
 - With the disposition of Riverside Heights AL 6-4, the HA will work with the City to provide ingress/egress to Riverside Heights AL 6-1 and Bell Street.
- Implement public housing security improvements:
 - HA will consider a full time security guard at its Richardson Terrace AL 6-14 high rise for the elderly.
 - HA will install speed bumps, as needed, in its housing communities.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
 - Continue to enforce One Strike policy.
 - Develop measures to encourage a more peaceful and tranquil environment in public housing.
 - Find ways and means to increase safety in and around public housing properties.

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 its efforts to encourage its residents to move to work by organizing on-site job fairs, providing services and referrals, etc. The MHA will work towards becoming a “Move To Work Agency.”
- Provide or attract supportive services to improve assistance recipients’ employability: The MHA will continue to seek new innovative partnerships to improve and enhance initiatives for its residents that will assist them to become employable and employed.

- Provide or attract supportive services to increase independence for the elderly or families with disabilities: The MHA will continue to provide on-site resources to assist elderly and/or disabled families with educational, informational and supportive services to encourage independent living.
- Other: (list below)
 - Increase efforts to encourage residents to become more self-sufficient and employable.
 - Continue to enforce community services requirements policy.

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 housing 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 authority's Admissions and Continued Occupancy Policy (ACOP).
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: The MHA has 69 handicapped accessible units.
 - Other: (list below)
 - The Section 8 landlord annual meeting will continue to be held where Staff and owners are briefed on housing discrimination laws, lead based paint and other pertinent regulations. In addition, the MHA will research and implement a periodic news letter to Section 8 landlords either via print or e-mail, to keep owners informed/updated on these and other rules/regulations. MHA staff will continue to attend meetings of the Montgomery Apartment Association. Staff is available at any time to answer questions raised by owners and they actively investigate and/or refer any housing discrimination complaints to appropriate entities.
 - MHA staff attends regular monthly meetings of the Montgomery Apartment Association.
 - Emphasis is placed on improved communication and prompt response.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2006
[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, as attached hereto, has been developed by the Montgomery Housing Authority, hereinafter referred to as the MHA, to include input from the resident advisory board, community partners and public comments, if any, and is in accordance with the rules and regulations promulgated by HUD.

The goals and objectives of the MHA are contained in the Five-Year Plan 2006-2010, and in the Admissions and Continued Occupancy (ACOP), the Section 8 Administrative Plan to include Section 8 Home ownership Plan and the FSS Action Plan. These were written to comply with HUD guidelines, rules and regulations, and Federal law. The basic goals and objectives are:

- Initiate the development of a plan for the transition to site-based property management and the future development of public housing, taking into consideration deconcentration requirements.
- Increase availability of decent, safe and affordable housing in the City of Montgomery, Alabama.
- Ensure equal opportunity in housing for all Americans.
- Promote employment, self-sufficiency and home ownership of families and individuals.
- Increase efforts to improve quality of life and promote economic vitality in housing communities.
- Increase communications between staff and staff, staff and residents and staff and commissioners.
- Work with non-profit and other entities to discuss plans for providing new forms of housing for the municipality and find ways to leverage funding for successful implementation.

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: **al006001** – Admissions Policy for Deconcentration & Community Services Requirements policy.
- Attachment B: **al006b01** – 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: **al006c01** - PHA Management Organizational Chart
- Attachment D: **al006d01** - FY 2006 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: **al006e01** – P&E Reports
 - Attachment – F: **al006f01** – Pet Policy
 - Attachment – G:**al006g01** – Voluntary Conversion Required Initial Assessments
 - Attachment – H:**al006h01** – Resident Membership on governing Board
 - Attachment – I: **al006i01** – Statement of Progress 5-Year Plan Mission and Goals
 - Attachment – J: **al006j01** – Section 8 Home ownership Capacity statement
 - Attachment – K:**al006k01** – Board Resolution approving submission of Plans
 - Attachment – L: **al006l01** – Deconcentration Policy for covered developments
 - Attachment-M: **al006m01** – Asset Repositioning Plan
 - Attachment – O:**al006n01** – Certifications (**Originals mailed to HUD with PHA Plan 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;

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> 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 <input checked="" type="checkbox"/> 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 <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	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	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing	
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF 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-ibility	Size	Loca-tion
Income <= 30% of AMI	11,641	5	5	5	5	5	5
Income >30% but <=50% of AMI	8,818	3	3	3	3	3	3
Income >50% but <80% of AMI	13,246	2	2	2	2	2	2
Elderly	1,478	5	5	5	5	5	5
Families with Disabilities	16,259	5	5	5	5	5	5
Race/Ethnicity (White)	187,390	2	2	2	1	1	1
Race/Ethnicity (Black)	125,536	4	4	4	5	3	5
Race/Ethnicity (Hispanic or Latino)	4,135	5	5	3	3	3	5
Race/Ethnicity (American Indian and Alaska Native)	1,504	4	4	4	4	4	4

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005-2009
- 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**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	93	.70	351
Extremely low income <=30% AMI	65	.70	
Very low income (>30% but <=50% AMI)	21	.23	
Low income (>50% but <80% AMI)	7	.08	
Families with children	21	.23	
Elderly families	3	.03	
Families with Disabilities	13	.14	
Race/ethnicity	90 Black	.97	
Race/ethnicity	3 White	.03	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	72		
2 BR	19		
3 BR	1		
4 BR	1		
5 BR	0		
5+ BR	0		

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/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	344		102
Extremely low income <=30% AMI	174	.42	
Very low income (>30% but <=50% AMI)	127	.37	
Low income (>50% but <80% AMI)	43	.13	
Families with children	310	.90	
Elderly families	12	.03	
Families with Disabilities	49	.14	
Race/ethnicity-White	4	.01	
Race/ethnicity-Black	340	.99	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	58		
2 BR	130		
3 BR	129		
4 BR	24		
5 BR	3		
5+ BR			

Housing Needs of Families on the Waiting List

SECTION 8

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

If yes:

How long has it been closed (# of months)? 24 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 will continue to be held to educate and update current and potential landlords on the Section 8 HCV program. The MHA is planning to implement an annual Landlord news letter 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
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
 - Make other improvements, in accordance with the Plans 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 vouchers, 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.
 - Comply with requirements of the Section 8 comprehensive corrective action plan to ensure improvements in management of the HCV program and SEMAP score.

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 – ___of families on the Section 8 HCV 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)
 - Investigate and consider becoming a “Move To Work” agency.

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 provides assistance to families in obtaining employment. In addition, the Section 8 Home ownership program also 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)

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 will continue a mass communications/public relations campaign to publicize housing programs to reach a broader, 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 maintains its own website – www.MHAToday.org The website is updated frequently and promoted in all outreach materials and activities. (The site has received 43,237 visits since its inception in September 2003. Count last taken on September 2, 2005.)
 - MHA staff make 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 HCV program and the benefits of being a Section 8 Landlord. In addition, an annual briefing will be held for new and potential landlords to educate and update them on the program and to any recent changes, rules, etc.

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:** The MHA discontinued several community programs due to funding constraints/loss. Due to further projected funding constraints/loss in subsidy, other programs are expected to be closed out.
- 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 Use		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	7,175,596	
b) Public Housing Capital Fund	4,065,623	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,710,380	
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)		
Capital Fund-Bonus (50205)	406,745	
Capital Fund-Replacement Housing	335,397	Replacement Housing
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	841,057	PH Operations
4. Other income (list below)		
CFP 50103	1,047,644	Housing
CFP 50104	3,984,991	PH Housing
CFP 50203	847,991	Replacement Housing
4. Non-federal sources (list below)		
Total resources	26,415,424	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

- Admissions and Continued Occupancy Policy (ACOP)
- Dwelling Lease
- Collections Policy
- Section 8 Administrative Plan
- FSS Action Plan
- Home ownership 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 application process for the remaining properties is as follows: 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 to come in to the office to complete the required documentation. The housing manager of the community to which the new resident is assigned picks up the tenant file and completes the move in process, to include orientation. [NOTE: The MHA plans to move to site-based management at Victor Tulane Gardens AL 6-22, Gibbs Village AL 6-12 - (East) & (West) and Richardson Terrace AL 6-14 and will develop and update its policies to include site-based waiting lists for these developments.]

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
- HA will acquire new equipment to reduce the turn around time for background checks.

- 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 have implemented a site-based waiting list for the Morning Star program at Trenholm Court.
 - The MHA plans to implement site-based waiting lists at Victor Tulane Gardens AL 6-22, Gibbs Village AL 6-12 (East & West) and Richardson Terrace AL 6-14.

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

- PHA main administrative office
- PHA development site management office – upon implementation of site-based waiting lists at Victor Tulane Gardens AL 6-22, Gibbs Village AL 6-12 (East & West) and Richardson Terrace AL 6-14; Applications will continue to be made available at the other MHA properties for pick up only, until such time as site-based management is implemented at these remaining properties.
- 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 **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?**5**

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? Four (4).

Note: Gibbs Village AL 6-12 (East and West); Victor Tulane Gardens AL 6-22 and Richardson Terrace AL 6-14.

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)

(3) Assignment

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

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification

- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)
 - Displaced residents due to disposition.

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 twenty-five (25) 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) (4)
- 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

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments

- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
 - Paterson Court AL 6-8 (1)
 - Riverside Heights AL 6-1 (2)
 - Riverside Heights AL 6-7 (3)

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

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

B. Section 8

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

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
 - 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. This form is also made available on the Authority’s website at www.MHAToday.org
- 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
 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)
- Elderly and/or Disabled

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 your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs (3)
- Households that contribute to meeting income goals (broad range of incomes) (4)
- 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)
 - Elderly and/or Disabled (1)

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 Home ownership Plan
 - The 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 (ACOP)
- 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% than adjusted income

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

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

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

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

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

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

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 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 family 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 November 2005 using survey results for 2005.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 The PHA has chosen to serve additional families by lowering the payment standard
 Reflects market or submarket
 Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
 - Increase landlord participation.

(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 a1006c01)**
- 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	1946	223
Section 8 Vouchers	1538	128
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)	NA	NA
Family Self Sufficiency	70	10
Home Ownership	85	10
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

- (2) Section 8 Management: (list below)
 - Section 8 Administrative Plan
 - Family Self Sufficiency Action Plan
 - Home Ownership Plan

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) **al006b01**

-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) **al006d01**

-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:

- Trenholm Court AL 6-6

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:

- Trenholm Court AL 6-6 and Victor Tulane Court AL 6-3

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:

- The Authority is analyzing the option of a CFFP borrowing for the comprehensive rehabilitation of the following properties: Gibbs Village AL 6-12 (East and West), Richardson Terrace AL 6-14, Cleveland Court AL 6-2 and Smiley Court AL 6-13. This CFFP borrowing may be combined with 4% housing tax credits.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name: SMILEY COURT	
1b. Development (project) number: AL 6-13	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>00/12/2005</u>	
5. Number of units affected: 68	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: December 2005 b. Projected end date of activity: May 2006	

Demolition/Disposition Activity Description	
1a. Development name: TRENHOLM COURT	
1b. Development (project) number: AL 6-6	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>00/04/2006</u>	
5. Number of units affected: 354	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: April 2006 b. Projected end date of activity: September 2006	

Demolition/Disposition Activity Description	
1a. Development name: RIVERSIDE HEIGHTS	
1b. Development (project) number: AL 6-1	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>00/00/2005</u>	
5. Number of units affected: 136	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 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 <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>00/00/2005</u>	
5. Number of units affected: 98	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2006	
b. Projected end date of activity: September 2007	

Demolition/Disposition Activity Description	
1a. Development name: VICTOR TULANE COURT	
1b. Development (project) number: AL 6-3	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>00/00/2006</u>	
5. Number of units affected: 216	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2007	
b. Projected end date of activity: September 2008	

Demolition/Disposition Activity Description	
1a. Development name: VICTOR TULANE COURT	
1b. Development (project) number: AL 6-9	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>00/00/2006</u>	
5. Number of units affected: 84	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2007	
b. Projected end date of activity: September 2008	

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:	RICHARDSON TERRACE
1b. Development (project) number:	AL 6-14
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Initial application approved July 2001 – due for renewal in July 2006. Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> Application to extend the designation for an additional two years will be made in July 2006.
4. Date this designation approved, submitted, or planned for submission:	<input checked="" type="checkbox"/> Approved - Initial application approved: July 13, 2001. <input checked="" type="checkbox"/> Planned for submission - Application to extend designation: July 12, 2006.
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	100

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

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- 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 al006g01.**

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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

1. 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? 11/01/2005

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Job Readiness – 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.	120	Specific criteria	Montgomery Housing Authority/DHR/Center/Montgomery Career Center	BOTH
Child Care/Daycare – Provide early childhood education development for children ages 3-5.	450	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.	150	Specific criteria	Montgomery Housing Authority/ Consumer Credit Counseling/Frazer UM	BOTH
GED/Continued Education – Assist clients with the enrollment process and using the appropriate educational program and facility.	95	Specific criteria	Montgomery Public Schools/Montgomery Housing Authority/Central AL OIC/ASU/AUM/Center for family/Nellie Burge	BOTH
Clothing Closet – provide appropriate clothes based on need of residents. Assist with clothing for school, work and job interviews.	120	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
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.	50	Specific criteria	Montgomery Housing Authority/Consumer Credit Counseling./Wells Fargo Home Mortgage/ 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.	95	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.	80	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: 09/30/2005)
Public Housing	N/A	19
Section 8	N/A	49

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

Other (describe below)

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

- Gibbs Village AL 6-12
- Riverside Heights AL 6-4, AL 6-1 & AL 6-7

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)
 - Neighborhood Watch program
 - Project Identification

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

- Gibbs Village AL 6-12
- Victor Tulane Court AL 6-3 and AL 6-9
- Riverside Heights AL 6-4, AL 6-1 & 7
- Trenholm Court AL 6-6
- Smiley Court AL 6-13
- Cleveland Court AL 6-2

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/Investigators involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority Investigators for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- MHA Investigators 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 dog/handler. 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.
- MHA Investigators regularly meet with the PHA management and residents.

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

- Gibbs Village AL 6-12
- Victor Tulane Court AL 6-3 and AL 6-9
- Riverside Heights AL 6-4, AL 6-1 & 7
- Trenholm Court AL 6-6
- Smiley Court AL 6-13
- Cleveland Court AL 6-2

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 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 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Please see Attachment al006f01.

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 al006n01

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

- Improve safety and security in communities.
- Provide full time security guard at Richardson Terrace AL 6-14.
- More speed bumps in communities.
- Expressed interest in when Section 8 would be taking applications again.

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:

- More speed bumps in communities
- Full time security guard at Richardson Terrace AL 6-14
- HA will apply for special purpose vouchers targeted to the elderly, should they become available.

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: Mayor of the City and County of Montgomery, Alabama

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

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

3. 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

Resident Advisory Board

Bettie J. Barnett – President
29 Eugene Street
Montgomery, AL 36104

Rev. Monroe Brinson – Member
1801-A Gibbs Drive
Montgomery, AL 36108

Angela Hampton – Member
660 Columbia Avenue
Montgomery, AL 36108

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

Renetta Jackson – Member
451 Yougene Curve
Montgomery, AL 36104

Jacqueline Hall – Member
849 North Union Circle
Montgomery, AL 36104

Judy Nelson – Member
1301 Adams Avenue #316
Montgomery, AL 36104

Debbie Jackson – Member
21 Winnie Street
Montgomery, AL 36104

Attachments

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

REQUIRED ATTACHMENTS:

ATTACHMENT A: al006a01 Admissions Policy for Deconcentration and
Community Services Requirements

ATTACHMENT B: al006b01 FY 2005 Capital Fund Program Annual
Statement

OPTIONAL ATTACHMENTS

ATTACHMENT C: al006c01 PHA Management Organizational Chart

ATTACHMENT D: al006d01 FY 2006 Capital Fund Programs 5-Year Action Plan

ATTACHMENT E: al006e01 P&E Reports

ATTACHMENT F: al006f01 Pet Policy

ATTACHMENT G: al006g01 Voluntary Conversion Required Initial Assessment

ATTACHMENT H: al006h01 Resident Membership on governing Board

ATTACHMENT I: al006i01 Statement of Progress – 5-Year Plan Mission and Goals

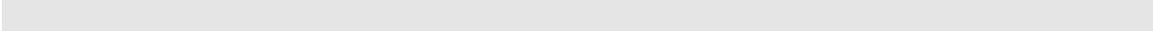
ATTACHMENT J: al006j01 Section 8 Home Ownership Capacity Statement

ATTACHMENT K: al006k01 Board Resolution approving submission of PHA Plans

ATTACHMENT L: al006l01 Deconcentration Policy for covered developments

ATTACHMENT M: al006m01 Asset Repositioning Plan

ATTACHMENT N: al006n01 List of Certifications



Attachment al006a01

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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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 that indicates that 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 at 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 and 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 to the 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.

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. Also, it is the responsibility of the Head of Household to ensure that all non-exempt family members comply with the community service requirements.

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

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

**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

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 than 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**
- **HOME BUYERS 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 al006b01

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: AL09P00650106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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
3	1408 Management Improvements	300,000.00			0.00
4	1410 Administration	400,000.00			0.00
5	1411 Audit	2,000.00			0.00
6	1415 Liquidated Damages	0.00			0.00
7	1430 Fees and Costs	113,623.00			0.00
8	1440 Site Acquisition	0.00			0.00
9	1450 Site Improvement	0.00			0.00
10	1460 Dwelling Structures	3,200,000.00			0.00
11	1465.1 Dwelling Equipment—Nonexpendable	50,000.00			0.00
12	1470 Nondwelling Structures	0.00			0.00
13	1475 Nondwelling Equipment	0.00			0.00
14	1485 Demolition	0.00			0.00

		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 - 20)	4,065,623.00			
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			

Signed:

Date December 20, 2005.

Lemuel E. Boggs, Jr.
Interim Executive Director

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: AL09P00650106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
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	<u>Operations</u>	<u>1406</u>		<u>0.00</u>				
	<u>Management Improvements</u>	<u>1408</u>		<u>300,000.00</u>				
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		270,000.00				
	<u>Administration</u>	<u>1410</u>		<u>422,000.00</u>				
HA-Wide	Nontechnical Salaries	1410		260,000.00				
HA-Wide	Employee Benefits	1410		88,000.00				
HA-Wide	Mod Inspector	1410		62,000.00				
HA-Wide	<u>Audit</u>	<u>1411</u>		<u>2,000.00</u>				
AL6-9	A & E Fees	1430		41,623.00				
HA-Wide	Modernization Coordinator	1430		72,000.00				

	<u>Nondwelling Equipment</u>	<u>1475</u>			<u>0.00</u>			
AL6-9	<u>Site Improvements</u>	<u>1450</u>			<u>0.00</u>			
AL6-9	<u>Dwelling Structures</u>	<u>1460</u>			<u>2,638,947.00</u>			
Victor Tulane								
Court	Handicapped	1460	800,000.00					
	Kitchens	1460	400,000.00					
	Plumbing	1460	400,000.00					
	Electrical	1460	200,000.00					
	Floors	1460	200,000.00					
	Baths	1460	400,000.00					
	Doors	1460	100,000.00					
	Cabinets	1460	300,000.00					
	Painting	1460	100,000.00					
	Exterior Siding	1460	300,000.00					
AL6-9	<u>Dwelling Equipment</u>	<u>1461.1</u>			<u>50,000.00</u>			
Victor Tulane								
Court	Refrigerators	1465.1			30,000.00			
	Ranges	1465.1			20,000.00			
	<u>Grand Total AL09P00650106</u>				<u>4,065,623.00</u>			

**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: AL09P00650106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
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: AL09R00650106	Federal FY of Grant: 2006
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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	335,397.00	0	0.00	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 Collateralization or Debt Service	0	0		
20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	335,397.00	0	0.00	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		

Signed:

Dated: December 20, 2005.

Lemuel E. Boggs, Jr.
Interim Executive Director

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

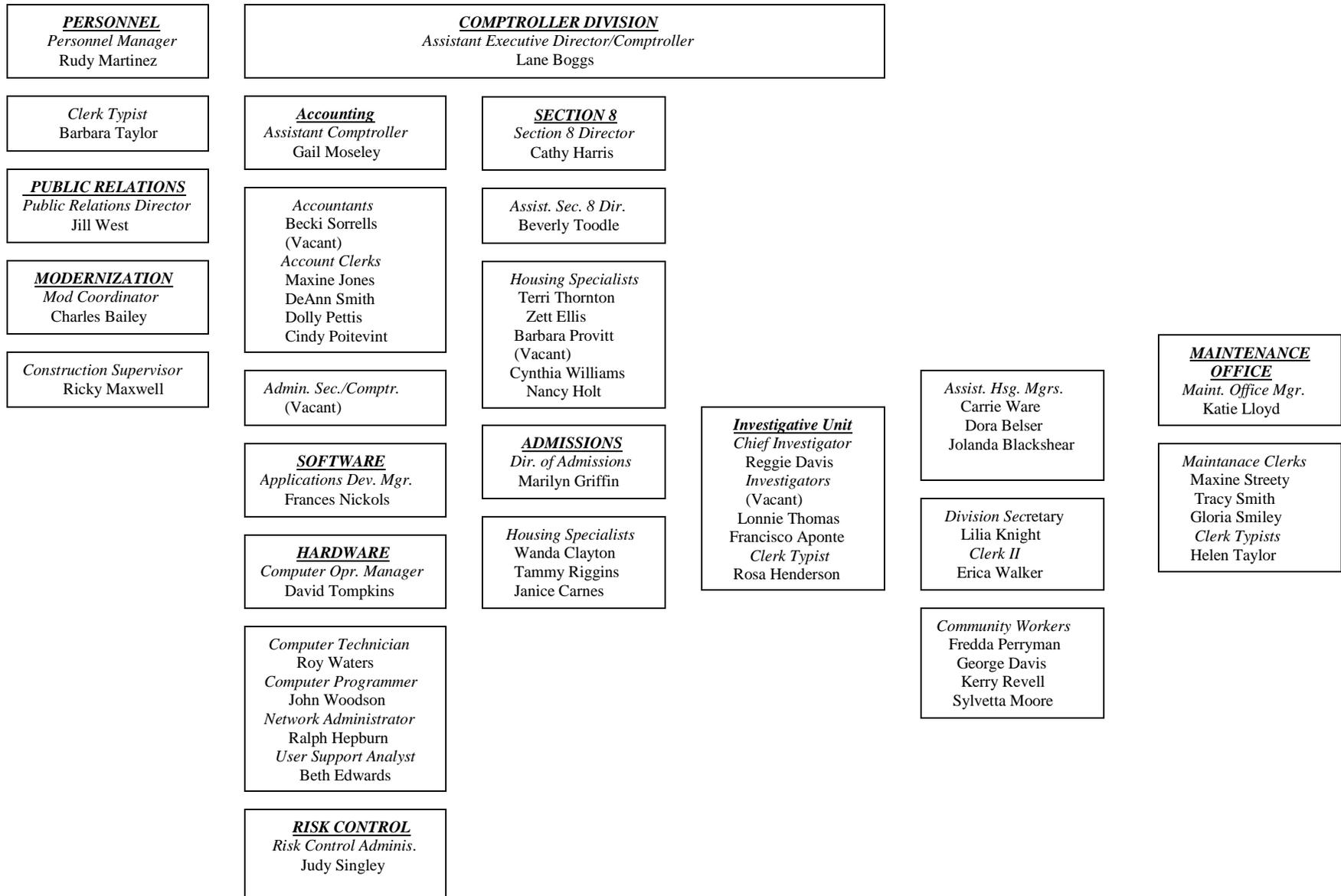
MHA ORGANIZATIONAL CHART

As on: 12/20/2005

BOARD OF COMMISSIONERS

Attachment: AL006c01

Interim Executive Director
Lane Boggs



PHA Name Housing Authority of the City of Montgomery, AL		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:				<u>Attachment al006d01</u>
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010	
AL6-9 Tulane Court	Annual Statement					
Modernization						
AL6-3 Victor Tulane		3,200,000	3,200,000	3,200,000	3,200,000	
Modernization						
CFP Funds Listed for 5-year planning		3,200,000	3,200,000	3,200,000	3,200,000	
Replacement Housing Factor Funds		335,397	335,397	335,397	335,397	

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>3</u> FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Tulane Court AL6-9	Site Improvements -1450	300,000	Tulane Court AL6-3 -1450	Site Improvements	300,000
Annual	1460	Dwelling Structures:		1460	Dwelling Structures:	
Statement		Handicap Units	600,000		Handicap Units	600,000
		Kitchens	200,000		Kitchens	200,000
		Plumbing/HVAC	700,000		Plumbing/HVAC	700,000
		Electrical	400,000		Electrical	400,000
		Floors	200,000		Floors	200,000
		Baths	200,000		Baths	200,000
		Millwork	200,000		Millwork	200,000
		Painting	200,000		Painting	200,000
		Exterior	200,000		Exterior	200,000
	Total CFP Estimated Cost		3,200,000			3,200,000

CAPITAL FUND PROGRAM TABLES START HERE

Attachment a1006e01

**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
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: #3)
 Performance and Evaluation Report for Period Ending: 09/30/2005
 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	514,340.73
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	280,494.02
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	158,946.80
12	1470 Nondwelling Structures	0.00	300,000.00	300,000.00	351,425.00
13	1475 Nondwelling Equipment	20,000.00	8,385.00	8,385.00	0.00
14	1485 Demolition	450,000.00	450,000.00	450,000.00	305,170.22
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	40,911.23
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization 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
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: #3)
 Performance and Evaluation Report for Period Ending: 09/30/2005 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

Signed:

Date December 20, 2005.

Lemuel E. Boggs, Jr., Interim Executive Director

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	596,000.00	
HA-Wide	Resident Initiatives and Youth Activities	1408		75,000.00	57,500.00	57,500.00	61,031.63	
	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	19,761.59	
HA-Wide	TAPS Program	1408		0.00	3,000.00	3,000.00	0.00	
HA-Wide	Investigative Unit	1408		60,000.00	60,000.00	60,000.00	36,810.00	
HA-Wide	Software for the Main Frame	1408		7,500.00	7,500.00	7,500.00	0.00	
HA-Wide	CGP Training	1408		3,000.00	3,000.00	3,000.00	0.00	
HA-Wide	Staff Training	1408		4,000.00	4,000.00	4,000.00	1,182.50	
HA-Wide	Drug Testing Program	1408		4,000.00	5,000.00	5,000.00	5,630.00	
HA-Wide	Resident Initiatives Salaries	1408		350,000.00	350,000.00	350,000.00	373,789.40	
HA-Wide	Security System Monitoring	1408		25,000.00	25,000.00	25,000.00	26,488.00	
HA-Wide	Family Guidance Center	1408		15,000.00	15,000.00	15,000.00	21,844.59	
HA-Wide	Tutoring Program	1408		12,500.00	8,540.00	8,540.00	1,263.25	
HA-Wide	Boys and Girls Club	1408		15,000.00	15,000.00	15,000.00	26,392.24	
AL6-14	Security Guard – Richardson Terrace	1408		25,000.00	23,850.00	23,850.00	17,846.80	

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	
	<u>Administration</u>	<u>1410</u>		<u>523,288.00</u>	<u>523,288.00</u>	<u>523,288.00</u>	<u>514,340.73</u>	
HA-Wide	Nontechnical Salaries	1410		359,418.00	359,418.00	359,418.00	357,105.81	
HA-Wide	Employee Benefits	1410		70,120.00	70,120.00	70,120.00	59,069.63	
HA-Wide	Travel	1410		10,000.00	10,000.00	10,000.00	8,387.72	
HA-Wide	Telephone / Fax	1410		1,250.00	1,250.00	1,250.00	0.00	
HA-Wide	Printing	1410		7,000.00	7,000.00	7,000.00	0.00	
HA-Wide	Mod Inspector	1410		48,500.00	48,500.00	48,500.00	45,118.21	
HA-Wide	LBP Inspector	1410		27,000.00	27,000.00	27,000.00	0.00	
	Construction Supervisor	1410		0.00	0.00	0.00	44,659.36	
HA-Wide	<u>Audit</u>	<u>1411</u>		<u>8,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
	<u>Fees and Costs</u>	<u>1430</u>		<u>231,000.00</u>	<u>156,000.00</u>	<u>156,000.00</u>	<u>280,494.02</u>	
AL6-12	A & E Fees	1430		159,000.00	47,569.00	47,569.00	17,218.56	
HA-Wide	Modernization Coordinator	1430		72,000.00	72,000.00	72,000.00	124,494.02	
AL6-1, 4 & 7	A & E Fees	1430		0.00	1,715.00	1,715.00	18,186.90	
AL6-3	A & E Fees	1430		0.00	202.00	202.00	0.00	
HA-Wide	Insurance	1430		0.00	36,431.00	36,431.00	25,012.00	
AL6-9	A & E Fees	1430		0.00	0.00	0.00	80,667.32	
Other	A & E Fees	1430		0.00	0.00	0.00	14,915.22	

**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	<u>Site Improvements</u>	<u>1450</u>		<u>341,798.00</u>	<u>341,798.00</u>	<u>341,798.00</u>	<u>341,798.00</u>	
Tulane Court								
AL6-9	<u>Dwelling Structures</u>	<u>1460</u>		<u>3,020,066.00</u>	<u>2,750,316.00</u>	<u>2,750,316.00</u>	<u>2,750,316.00</u>	
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	
	<u>Nondwelling Structures</u>	<u>1470</u>		<u>0.00</u>	<u>300,000.00</u>	<u>300,000.00</u>	<u>351,425.00</u>	
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	51,425.00	
AL6-9	<u>Dwelling Equipment</u>	<u>1465.1</u>		<u>94,250.00</u>	<u>159,000.00</u>	<u>159,000.00</u>	<u>158,946.80</u>	
Tulane Court								
	Refrigerators	1465.1		58,500.00	105,086.00	105,086.00	105,032.80	
	Ranges	1465.1		35,750.00	53,914.00	53,914.00	53,914.00	

**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 Tulane Court	<u>Relocation Costs</u>	<u>1495.1</u>		<u>55,000.00</u>	<u>54,615.00</u>	<u>54,615.00</u>	<u>40,911.23</u>	
HA-Wide	<u>Non-dwelling Equipment</u>	<u>1475</u>		<u>20,000.00</u>	<u>8,385.00</u>	<u>8,385.00</u>	<u>0.00</u>	
	Office Supplies	1475		20,000.00	8,385.00	8,385.00	0.00	
AL6-9 Tulane Court	<u>Demolition</u>	<u>1485</u>		<u>450,000.00</u>	<u>450,000.00</u>	<u>450,000.00</u>	<u>305,170.22</u>	
	<u>Grand Total AL09P00650101</u>			<u>5,339,402.00</u>	<u>5,339,402.00</u>	<u>5,339,402.00</u>	<u>5,339,402.00</u>	

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
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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 Gibbs Village	12/31/02			06/30/03			
AL6-14 Richardson Terrace	12/31/02			06/30/03			
AL6-9 Victor Tulane Court	12/31/02			12/30/03			

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	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2005 <input type="checkbox"/> 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	500,000	500,000	503,217.25
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	526,975	223,019	223,019	175,596.91
5	1411 Audit	10,783	6,000	6,000	6,000.00
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	150,000	153,350	153,350	218,723.87
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	3,428,722	3,428,722	3,742,451.43
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	16,359	16,359	16,358.54
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	308	308	0
18	1499 Development Activities	0	0	0	0

19	1501 Collateralization 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	4,669,758	4,669,758	4,669,758.00
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

Signed:

_____ Date December 20, 2005.

Lemuel E. Boggs, Jr., Interim Executive Director

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: AL09P00650102 Replacement Housing Factor Grant No:			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	
HA-Wide	Operations	1406		0				
	Management Improvements	1408		500,000	500,000	500,000	503,217.25	
HA-Wide	Resident and Youth Activities	1408		75,000		75,000	3,008.10	
	Arts and Crafts							
	Field Trips							
	Sports Activities-YMCA							
	Elderly Activities							
	4-H Clubs							
HA-Wide	Community Workers Salary & Benefits	1408		301,000		301,000	321,523.80	
HA-Wide	STEP	1408					25,137.41	
HA-Wide	Family Guidance Center	1408		15,000		15,000	7,913.56	
HA-Wide	Investigative Unit	1408		40,000		40,000	24,885.50	
HA-Wide	Drug Testing Program	1408		4,000		4,000	1,945.00	
HA-Wide	Security System Monitoring	1408		25,000		25,000	11,324.30	
HA-Wide	Boys and Girls Club	1408		15,000		15,000	1,880.95	
AL6-14	Security Guard – Richard Terrace	1408		25,000		25,000	0	
HA-Wide	Staff Training	1408		0.00		0.00	182.00	
HA-Wide	Cleveland Avenue YMCA	1408		0.00		0.00	105,416.63	
	Administration	1410		526,975	223,019	223,019	175,596.91	

HA-Wide	Nontechnical Salaries	1410		93,024			3,740.81	
HA-Wide	Employee Benefits	1410		61,745			6,003.80	
HA-Wide	Mod Inspector	1410		60,000			69,638.51	
HA-Wide	Mod Coordinator	1410					82,538.43	
HA-Wide	Construction Supervisor	1410					13,516.72	
HA-Wide	Travel	1410					158.64	
HA-Wide	Telephone/Fax	1410		1,250			0.00	
HA-Wide	Printing	1410		7,000			0.00	
HA-Wide	<u>Audit</u>	1411		<u>10,783</u>	6,000	6,000	6,000.00	
	<u>Fees & Costs</u>	1430		<u>150,000</u>	153,350	153,350	218,723.87	
AL6-9	A & E Fees	1430		78,000		81,350	218,723.87	
HA-Wide	Modernization Coordinator	1430		72,000		72,000	0.00	
	<u>Nondwelling Equipment</u>	1475		<u>20,000</u>	16,359	16,359	16,358.54	
HA-Wide	Office Equipment	1475		20,000		16,359	16,358.54	

AL6-9	Site Improvements	1450		342,000	342,000	342,000	7,410.00	
Tulane Court	Clothes Lines	1450		43,550		43,550		
	Mail Boxes	1450		13,000		13,000		
	Landscaping	1450		165,000		165,000		
	Sidewalks	1450		48,750		48,750		
	Play Areas	1450		26,000		26,000		
	Underground Utilities	1450		45,700		45,700		
AL6-9	Dwelling Structures	1460		2,970,000	3,428,722	3,428,722	3,742,451.43	
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	0	0	0	
Tulane Court	Refrigerators	1465		60,000		0	0	
	Ranges	1465		40,000		0	0	
AL6-9	Relocation Costs	1495		55,000	308	308	0	
Tulane Court								
	Grand Total AL09P00650102			4,669,758.00		4,669,758.00	4,669,758.00	

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
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2005 <input type="checkbox"/> 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	331,000	331,000	209,552.81
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	422,000	0	0	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	152,809	152,809	120,648.96
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	150,000	150,000	150,000.00
10	1460 Dwelling Structures	2,638,947	2,208,138	1,958,138	1,958,137.85
11	1465.1 Dwelling Equipment—Nonexpendable	50,000	0	0	0
12	1470 Nondwelling Structures	0	750,000	750,000	397,764.57
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	2,836,104.19
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

Signed:

_____ Date December 20, 2005.

Lemuel E. Boggs, Jr., Interim Executive Director

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	<u>Operations</u>	1406		0				
	<u>Management Improvements</u>	1408		331,000.		331,000	209,552.81	
HA-Wide	Resident and Youth Activities	1408		30,000		30,000	0.00	
	Arts and Crafts							
	Field Trips							
	Sports Activities							
	Elderly Activities							
	4-H Clubs							
HA-Wide	Community Workers Salaries & Benefits	1408		286,000		301,000	179,247.26	
HA-Wide	STEP	1408					1,221.43	
HA-Wide	Family Guidance Center	1408		15,000		15,000	0	
HA-Wide	Investigative Unit	1408					5,208.00	
HA-Wide	Drug Testing	1408					2,210.00	
HA-Wide	Security System	1408					4,003.15	
HA-Wide	Security Guard	1408					7,336.40	
HA-Wide	Boys & Girls Club	1408					10,326.57	
	<u>Administration</u>	1410		0.00		0.00	0	
HA-Wide	Nontechnical Salaries	1410					0	
HA-Wide	Employee Benefits	1410					0	

HA-Wide	Mod Inspector	1410					0	
HA-Wide	<u>Audit</u>	1411		<u>2,000</u>	2,000		0	
	<u>Fees & Costs</u>	1430		<u>152,809</u>	152,809		120,648.96	
AL6-9	A & E Fees	1430		80,809	80,809		120,648.96	
HA-Wide	Modernization Coordinator	1430		72,000	72,000		0	

	<u>Nondwelling Equipment</u>	1475		0		0	0	
AL6-9								
Tulane Court	<u>Site Improvements</u>	1450		150,000		150,000	150,000.00	
AL6-22								
Tulane Court	<u>Dwelling Structures</u>	1460		1,958,137	2,208,137	2,208,137	1,958,137.85	
	Handicap Units	1460						
	Kitchens	1460						
	Plumbing/HVAC	1460						
	Electrical	1460						
	Floors	1460						
	Baths	1460						
	Millwork	1460						
	Painting	1460						
AL6-22								
Tulane Court	<u>Dwelling Equipment</u>	1465		00		00	0	
	Refrigerators	1465		00		00	0	
	Ranges	1465		00		00	0	
AL6-12								
	<u>Nondwelling Structures</u>	1470		750,000		750,000	397,764.57	
	AL6-12 Community Center/Rent Office							
AL6-13								
	<u>Demolition</u>	1485		250,000	0	250,000	0	
	AL6-13 68 units to be demolished							
AL6-9								
Tulane Court	<u>Relocation Costs</u>	1495		31,500		31,500	0	
	<u>Grand Total AL09P00650103</u>			3,625,497.00		3,625,497.00	2,836,104.19	

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: 2002
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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 1: Summary					
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 Grant No: AL009P00650104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2005 <input type="checkbox"/> 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
3	1408 Management Improvements Soft Costs	331,000		331,000	6,120.55
	Management Improvements Hard Costs	0		0	0
4	1410 Administration	422,000		422,000	86,585.23
5	1411 Audit	2,000		2,000	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	150,000		150,000	123,086.39
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	3,261,339		3,261,339	811,875.43
11	1465.1 Dwelling Equipment—Nonexpendable	50,000		50,000	0
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	31,550		31,550	0
18	1499 Development Activities	0		0	0
19	1502 Contingency	0		0	0
	Amount of Annual Grant: (sum of lines.....)	4,247,889		4,247,889	1,027,667.60

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part 1: Summary

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 Grant No: AL009P00650104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2005 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	661,500		661,500	0
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Date December 20, 2005.

Lemuel E. Boggs, Jr., Interim Executive Director

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, AL 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
HA-Wide	Management Improvements		1408		331,000.00		331,000.00	6,120.55	
	Resident and Youth Activities		1408		30,000.00			0	
	Arts and Crafts								
	Field Trips								
	Sports Activities								
	Elderly Activities								
	4-H Clubs								
HA-Wide	Community Workers Salaries/Benefits		1408		301,000.00		301,000.00	1,427.02	
	Investigative Unit		1408					375.00	
	Drug Testing		1408					95.00	
	Security Systems		1408					45.00	
	Boys & Girls Club		1408					1,309.91	
	Security Guard		1408					1,582.40	
	Step Program		1408					1,286.22	

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, AL 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
	Administration		1410		422,000.00	422,000.00	86,595.23	
HA-Wide	Nontechnical Salaries		1410		270,000.00	270,000.00	78,658.32	
HA-Wide	Employee Benefits		1410		90,000.00	90,000.00	0.00	
HA-Wide	Mod Coordinator		1410		62,000.00	62,000.00	5,143.68	
HA-Wide	Construction Supervisor				0.00	0.00	3,783.20	
HA-Wide	Audit		1411		2,000.00	2,000.00	0.00	
	Fees and Costs		1430		150,000.00	150,000.00	123,086.39	
AL6-9	A&E Fees		1430		78,000.00	78,000.00	90,926.35	
HA-Wide	Modernization Coordinator		1430		72,000.00	72,000.00	0.00	
	Nondwelling Equipment		1475		0.00	0.00	0.00	
	Site Improvements		1450		0.00	0.00	0.00	
Victor Tulane	Dwelling Structures		1460		2,638,947.00	2,638,947.00	811,875.43	
Court	Handicapped		1460					
6-9	Kitchens		1460					
	Plumbing		1460					
	Electrical		1460					
	Floors		1460					
	Baths		1460					
	Doors		1460					
	Cabinets		1460					

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, AL 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
	Painting		1460					
	Exterior Siding		1460					
	HVAC		1460					
	Exterior		1460					
Victor Tulane Court 6-9	Dwelling Equipment		1461.1		50,000.00	50,000.00	0.00	
	Refrigerators		1461.1		30,000.00	30,000.00	0.00	
	Rangers		1461.1		20,000.00	20,000.00	0.00	
AL6-9 Victor Tulane Court	Relocation Costs		1495.1		31,550.00	31,550.00	0.00	
	Grand Total AL09P00650104				3,625,497.00	3,625,497.00	1,027,667.60	

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: AL09P00650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/05 <input type="checkbox"/> 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	300,000.00		300,000.00	0.00
4	1410 Administration	400,000.00		400,000.00	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	113,623.00		113,623.00	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	3,200,000.00		3,200,000.00	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

		Original	Revised	Obligated	Expended
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	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization 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)	4,065,623.00		4,065,623.00	0.00
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	0.00		0.00	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

Signed:

Date: December 20, 2005

Lemuel E. Boggs, Jr.
Interim Executive Director

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	<u>Operations</u>	<u>1406</u>		<u>0.00</u>		<u>0.00</u>	<u>0.00</u>	
	<u>Management Improvements</u>	<u>1408</u>		<u>300,000.00</u>		<u>300,000.00</u>	<u>0.00</u>	
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		270,000.00		270,000.00	0.00	
	<u>Administration</u>	<u>1410</u>		<u>422,000.00</u>		422,000.00	0.00	
HA-Wide	Non-technical Salaries	1410		260,000.00		260,000.00	0.00	
HA-Wide	Employee Benefits	1410		88,000.00		88,000.00	0.00	
HA-Wide	Mod Inspector	1410		62,000.00		62,000.00	0.00	
HA-Wide	<u>Audit</u>	<u>1411</u>		<u>2,000.00</u>		2,000.00	0.00	

	<u>Fees and Costs</u>	<u>1430</u>		<u>113,623.00</u>		113,623.00	0.00
AL6-9	A & E Fees	1430		41,623.00		41,623.00	0.00
HA-Wide	Modernization Coordinator	1430		72,000.00		72,000.00	0.00
	<u>Nondwelling Equipment</u>	<u>1475</u>		<u>0.00</u>		0.00	0.00
AL6-9	<u>Site Improvements</u>	<u>1450</u>		<u>0.00</u>		<u>0.00</u>	<u>0.00</u>
AL6-9	<u>Dwelling Structures</u>	<u>1460</u>		<u>2,638,947.00</u>		<u>2,638,947.00</u>	<u>0.00</u>
Victor Tulane	Handicapped	1460	800,000.00				
Court	Kitchens	1460	400,000.00				
	Plumbing	1460	400,000.00				
	Electrical	1460	200,000.00				
	Floors	1460	200,000.00				
	Baths	1460	400,000.00				
	Doors	1460	100,000.00				
	Cabinets	1460	300,000.00				
AL6-9	<u>Dwelling Equipment</u>	<u>1461.1</u>		<u>50,000.00</u>		50,000.00	0.00
Victor Tulane	Refrigerators	1465.1		30,000.00			
Court	Ranges	1465.1		20,000.00		30,000.00	0.00
						20,000.00	0.00
	<u>Grand Total AL09P00650105</u>			<u>4,065,623.00</u>		<u>4,065,623.00</u>	<u>0.00</u>

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: AL09P00650106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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
3	1408 Management Improvements	300,000.00			0.00
4	1410 Administration	400,000.00			0.00
5	1411 Audit	2,000.00			0.00
6	1415 Liquidated Damages	0.00			0.00
7	1430 Fees and Costs	113,623.00			0.00
8	1440 Site Acquisition	0.00			0.00
9	1450 Site Improvement	0.00			0.00
10	1460 Dwelling Structures	3,200,000.00			0.00
11	1465.1 Dwelling Equipment—Nonexpendable	50,000.00			0.00
12	1470 Nondwelling Structures	0.00			0.00
13	1475 Nondwelling Equipment	0.00			0.00
14	1485 Demolition	0.00			0.00

		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 - 20)	4,065,623.00			
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			

Signed:

Date December 20, 2005.

Lemuel E. Boggs, Jr.
Interim Executive Director

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
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/05 <input type="checkbox"/> 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			

Signed:

_____ Date December 20, 2005.

Lemuel E. Boggs, Jr., Interim Executive Director

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	<u>Replacement Reserve</u>	1490		<u>20,214.00</u>	<u>20,214.00</u>	<u>20,214.00</u>	<u>20,214.00</u>	
Cedar Park								
	<u>Grand Total AL09R00650101</u>			<u>20,214.00</u>	<u>20,214.00</u>	<u>20,214.00</u>	<u>20,214.00</u>	

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
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2005 <input type="checkbox"/> 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	0.00	0.00
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 Collateralization 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

Signed:

_____ Date December 20, 2005.

Lemuel E. Boggs, Jr., Interim Executive Director

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: AL09R00650103		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2005 <input type="checkbox"/> 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	389,439.00
19	1501 Collateralization 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	389,439.00
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

Signed:

_____ Date December 20, 2005.

Lemuel E. Boggs, Jr., Interim Executive Director

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	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2005 <input type="checkbox"/> 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	455,715.00	
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	455,715.00
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		

Signed:

_____ Date December 20, 2005.

Lemuel E. Boggs, Jr., Interim Executive Director

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
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2005 <input type="checkbox"/> 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	335,397.00	0	0.00	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)	335,397.00	0	0.00	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		

Signed:

_____ Date December 20, 2005.

Lemuel E. Boggs, Jr., Interim Executive Director

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: AL09R00650106		Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	335,397.00	0	0.00	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 Collateralization or Debt Service	0	0		
20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	335,397.00	0	0.00	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		

Dated: December 20, 2005.

Lemuel E. Boggs, Jr.
Interim Executive Director

Attachment al006f01

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 a1006g01

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 MANDATORY 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	APPROVED	No	No	Yes
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:

<i>Necessary conditions for voluntary conversion:</i>
<ul style="list-style-type: none">• <i>Will not be more expensive than continuing to operate the development (or portion of it) as public housing;</i>• <i>Will principally benefit the residents of the public housing development to be converted and the community; and</i>• <i>Will not adversely affect the availability of affordable housing in the community.</i>

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) \$ 307.07

b. Section 8 HUD 52681, Line 30 (23 new): \$ 9,042,859 divided
by Line 11 (6 new): \$ 18,868 = avg. unit cost \$ 479.27

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.

Signature of Executive Director

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:

<i>Necessary conditions for voluntary conversion:</i>
<ul style="list-style-type: none">• <i>Will not be more expensive than continuing to operate the development (or portion of it) as public housing;</i>• <i>Will principally benefit the residents of the public housing development to be converted and the community; and</i>• <i>Will not adversely affect the availability of affordable housing in the community.</i>

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) \$ 307.07

b. Section 8 HUD 52681, Line 30 (23 new): \$ 9,042,859 divided
by Line 11 (6 new): \$ 18,868 = avg. unit cost \$ 479.27

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.

Signature of Executive Director

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:

<i>Necessary conditions for voluntary conversion:</i>
<ul style="list-style-type: none">• <i>Will not be more expensive than continuing to operate the development (or portion of it) as public housing;</i>• <i>Will principally benefit the residents of the public housing development to be converted and the community; and</i>• <i>Will not adversely affect the availability of affordable housing in the community.</i>

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) \$ 307.07

b. Section 8 HUD 52681, Line 30 (23 new): \$ 9,042,859 divided
by Line 11 (6 new): \$ 18,868 = avg. unit cost \$ 479.27

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.

Signature of Executive Director

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:

<i>Necessary conditions for voluntary conversion:</i>
<ul style="list-style-type: none">• <i>Will not be more expensive than continuing to operate the development (or portion of it) as public housing;</i>• <i>Will principally benefit the residents of the public housing development to be converted and the community; and</i>• <i>Will not adversely affect the availability of affordable housing in the community.</i>

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) \$ 307.07

b. Section 8 HUD 52681, Line 30 (23 new): \$ 9,042,859 divided
by Line 11 (6 new): \$ 18,868 = avg. unit cost \$ 479.27

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.

Signature of Executive Director

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:

<i>Necessary conditions for voluntary conversion:</i>
<ul style="list-style-type: none">• <i>Will not be more expensive than continuing to operate the development (or portion of it) as public housing;</i>• <i>Will principally benefit the residents of the public housing development to be converted and the community; and</i>• <i>Will not adversely affect the availability of affordable housing in the community.</i>

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) \$ 307.07

b. Section 8 HUD 52681, Line 30 (23 new): \$ 9,042,859 divided
by Line 11 (6 new): \$ 18,868 = avg. unit cost \$ 479.27

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.

Signature of Executive Director

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:

<i>Necessary conditions for voluntary conversion:</i>
<ul style="list-style-type: none">• <i>Will not be more expensive than continuing to operate the development (or portion of it) as public housing;</i>• <i>Will principally benefit the residents of the public housing development to be converted and the community; and</i>• <i>Will not adversely affect the availability of affordable housing in the community.</i>

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) \$ 307.07

b. Section 8 HUD 52681, Line 30 (23 new): \$ 9,042,859 divided
by Line 11 (6 new): \$ 18,868 = avg. unit cost \$ 479.27

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.

Signature of Executive Director

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:

<i>Necessary conditions for voluntary conversion:</i>
<ul style="list-style-type: none">• <i>Will not be more expensive than continuing to operate the development (or portion of it) as public housing;</i>• <i>Will principally benefit the residents of the public housing development to be converted and the community; and</i>• <i>Will not adversely affect the availability of affordable housing in the community.</i>

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) \$ 307.07

b. Section 8 HUD 52681, Line 30 (23 new): \$ 9,042,859 divided
by Line 11 (6 new): \$ 18,868 = avg. unit cost \$ 479.27

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.

Signature of Executive Director

Date

INDIVIDUAL DEVELOPMENT ANALYSIS
Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment

DEVELOPMENT NUMBER AL09P 6-9

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

<i>Necessary conditions for voluntary conversion:</i>
<ul style="list-style-type: none">• <i>Will not be more expensive than continuing to operate the development (or portion of it) as public housing;</i>• <i>Will principally benefit the residents of the public housing development to be converted and the community; and</i>• <i>Will not adversely affect the availability of affordable housing in the community.</i>

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) \$ 307.07

b. Section 8 HUD 52681, Line 30 (23 new): \$ 9,042,859 divided
by Line 11 (6 new): \$ 18,868 = avg. unit cost \$ 479.27

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.

Signature of Executive Director

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:

<i>Necessary conditions for voluntary conversion:</i>
<ul style="list-style-type: none">• <i>Will not be more expensive than continuing to operate the development (or portion of it) as public housing;</i>• <i>Will principally benefit the residents of the public housing development to be converted and the community; and</i>• <i>Will not adversely affect the availability of affordable housing in the community.</i>

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) \$ 307.07

b. Section 8 HUD 52681, Line 30 (23 new): \$ 9,042,859 divided
by Line 11 (6 new): \$ 18,868 = avg. unit cost \$ 479.27

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.

Signature of Executive Director

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:

<i>Necessary conditions for voluntary conversion:</i>
<ul style="list-style-type: none">• <i>Will not be more expensive than continuing to operate the development (or portion of it) as public housing;</i>• <i>Will principally benefit the residents of the public housing development to be converted and the community; and</i>• <i>Will not adversely affect the availability of affordable housing in the community.</i>

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) \$ 307.07

b. Section 8 HUD 52681, Line 30 (23 new): \$ 9,042,859 divided
by Line 11 (6 new): \$ 18,868 = avg. unit cost \$ 479.27

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.

Signature of Executive Director

Date

Attachment aI006h01

RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD

PROFILE OF RESIDENT COMMISSIONER

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 was for five (5) consecutive years commencing June 15, 2001 and expiring on June 15, 2006. However, with the recent Supreme Court ruling on September 8, 2005 all mayoral appointments were ceased effective September 23, 2005.

The Montgomery City Council who is currently the appointing authority for Commissioners to the MHA Board is in the process of appointing replacements and/or reappointments of the mayoral appointments that ceased.

However, at the time of submission of our PHA Plans for 2006 the City Council is yet to appoint a Resident Commissioner.

Attachment a1006i01

PROGRESS IN MEETING CURRENT FIVE-YEAR PLAN AND GOALS

This year has been an up-hill challenge for MHA staff. There has been a change in leadership as well as a change in composition of the board – the City Council continues to appoint/reappoint Commissioners to replace the mayoral appointments that came off the board effective September 23, 2005.

The Montgomery Housing Authority stopped taking new applications for the Section 8 Housing Choice Voucher Program for the past year since we were not able to place all of the applicants from the previous year's lottery. The Section 8 department was declared "troubled" in 2003 as a result of which HUD hired the consultant firm of Woodard & Associates to conduct an independent survey and evaluation of the operations of the Section 8 HCVP as measured by its SEMAP performance indicators. Woodard and Associates completed their survey and designed a Corrective Action Plan (CAP) that was submitted for approval and implementation. Woodard and Associates have projected that the Section 8 HCVP can achieve a passing SEMAP score for FY 2006 if the recommendations in the CAP are implemented and staffing is stabilized. HUD has put in a request for a Technical Assistance contractor who will assist and offer guidance to the Section 8 program staff in the development of suitable policies, procedures, guidelines, etc., to ensure full compliance with HUD requirements and efficient implementation of the CAP. The housing authority has commenced working on various components of the CAP and looks forward to the arrival of the Technical Assistance contractor.

Our Section 8 HCV program was also audited by the OIG. As a result of the audit, the OIG concluded that their review of the program did not warrant additional audit coverage. However, certain areas reviewed were identified for improvement and recommendations were made for corrective actions. The MHA has since responded, in writing, confirming that the corrective actions have been/would be implemented, as recommended.

We have been very successful in our FSS program and Section 8 Homeownership programs over the past year. Grant applications for these programs were not made due to the "troubled" status. However, the board has approved funding of the Homeownership and FSS Coordinator salaries for one year from the Authority's operating budget and these two programs are continuing.

The Section 8 inspections are being done by a contracted agency. This method has proven to be effective and we plan to extend the contract for another year, with modifications, as recommended by Woodard and Associates.

Continued..2

We continue to work on our vacancy situation and also continue to house hurricane Katrina victims as per HUD's directive. We have numerous efficiency apartments and one-bedroom apartments, which are not marketable. These have been taken off line and will be used as needed. 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. The MHA is doing all that it can to rent up its units and lower its vacancy rate. Our waiting list continues to be serviced and the length of time a person remains on the list is much more reasonable. Our Admissions Department continues to work on this aggressively while continuing to also do Section 8 admissions. This has helped to streamline the system and free up other departments to work with their residents and participants.

The disposition application for Riverside Heights AL 6-4 was approved by HUD. The Authority also received replacement Section 8 vouchers for the residents displaced by the disposition of Riverside Heights AL6-4. Several meetings and one-on-one interviews with the residents of AL6-4 have also been conducted and every effort is being made to ensure a smooth transition during the relocation process. The MHA has also received HC vouchers for residents at Highland village apartments.

It is hoped that the first phase of the construction work at Victor Tulane Gardens AL 6-22 will be completed some time in January 2006 and upon the MHA receiving these first phase units, the board has approved Victor-Tulane Gardens as the pilot site for site-based property management. The new positions of Area Property Manager, Property Manager and Assistant Property Manager were advertised and once filled, these individuals will be placed.

The MHA is working on a new Orientation video tape as well as an updated Welcome Kit for new residents. The purpose of this action is to promote public housing while establishing and reinforcing the policies and rules in place whereby residents will be held more accountable and the lease strictly enforced.

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.

We will continue to work on improving our scores under PHAS. We have a very difficult time being a high performer due to the age of our properties. Therefore, Censeo has also worked out an Asset Repositioning Strategy that can be found in our Plan 2006 submission at Attachment al006m01.

We contracted with the retired maintenance director who is currently overseeing all REAC improvements and monitoring vacancies. Our maintenance scores continue to improve. The change to property based maintenance will enable our agency do more in each community to correct problems and be more accessible to our residents for repairs and work orders thereby providing improved maintenance services.

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.

The salary comparability study was completed and implemented. Staff training continues. Staff also continues to attend HTVN training programs on site and this has proven to be a valuable tool in our efforts to maximize training and improve the expertise for our employees.

MHA has been able to continue to fund the Investigative Unit (earlier funded by the PHDEP grant), thereby enabling the HA to provide for the safety and security of the residents. The Community Service workers, previously funded by PHDEP funding, have also been retained and funded out of the operating budget. However, with the HA plans to commence implementation of site-based property management combined with the loss in subsidy due to asset repositioning, we expect that some reorganization and lay-off of manpower is inevitable to enable us to effectively manage our funding.

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.

The TASS remote review conducted by HUD resulted in recommendations made. The HA will ensure that all recommendations are implemented and complied with, as required.

The MHA received Weed and Seed funding from the City of Montgomery for another year. This will enable us continue to provide services to the Cleveland Court housing community.

The MHA will seek out other suitable replacement properties in and around the City thereby enabling the HA acquire and/or build better housing for its residents.

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

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

Attachment al006j01

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 al006k01

THE FOLLOWING IS THE RESOLUTION APPROVING PHA DRAFT PLANS al006v01 with attachments al006a01 through al006m01, as passed by the Board of Commissioners of The Housing Authority of the City of Montgomery, Alabama held on December 20, 2005:

Commissioner Drinkard offered the following motion and moved its adoption:

RESOLUTION NO.5371

BE IT RESOLVED by the Board of Commissioners of The Housing Authority of the City of Montgomery, Alabama that the Five-Year Plan 2006-2010 and Annual Plan 2006 with attachments, be and are hereby approved, to include the additions/deletions/changes, as requested, and the Authority is authorized electronically submit 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 twentieth day of December, 2005.

Attachment al006l01

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 a1006m01

**ASSET MANAGEMENT STRATEGY
AND MIXED FINANCE DEVELOPMENT**

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Section 1 - MHA Position

Summary

- MHA has an abundance of old, small, poorly maintained public housing units which have become blights on neighborhoods and pockets of poverty and crime.
- High vacancy rates at MHA properties will soon be penalized in HUD funding formulas and also represent lost housing resources for a city which needs more affordable housing.
- The MHA has operated from a centralized maintenance model and will need to begin a transition to site-specific management to meet the needs of future residents. This will necessitate some reallocation or reduction of staff resources.
- The MHA must use available external financing tools to rebuild and renovate public housing units and make them more conducive to families who have income, pay a larger share of their own rent, and serve as positive role models for others in the community.
- MHA must use the cash inflow from the sale of the Riverside properties as seed money in a larger transition.
- The Authority must begin this process even as it works through internal transition. It does not have the luxury of time in waiting until a permanent management team reformulates policy.
- This process is in keeping with HUD public housing policy to encourage the use of non-federal resources in bettering public housing and in a more active role for traditional public housing authorities in other realms of affordable housing.

Background

The Montgomery Housing Authority (“MHA”) is a federally funded public housing authority in Montgomery, Alabama. The agency received its charter from the state of Alabama in 1939. Upon completion of the new Tulane Gardens development, MHA will oversee the operation of 2,727 public housing units in 13 developments. In addition, the Authority’s public housing portfolio includes vacant land in West Montgomery, on the former site of the Cedar Park development. MHA also serves 1,486 households through the Section 8 Voucher Program.

Currently, the MHA is undergoing transition with an interim Executive Director and facing specific challenges due to a large number of vacant units which will be unable to earn operating subsidy when new HUD funding rules become effective. Historically, the MHA has operated from a very centralized management model and has offered non-housing services including its own police and detective force.

Much of the public housing owned and managed by the MHA is in poor physical condition. The condition of the housing in many developments has meant that the MHA is unable to compete with other market and affordable housing properties on the basis of price alone. This, in turn, has led to a tenant mix that is highly dependent on the federal subsidy and pays only a small fraction of their own rent. Marketing constraints, poor physical condition, and initial design flaws have made particularly the older MHA assets concentrated pockets of poverty.

The City has entered into a Memorandum of Understanding to purchase three properties together known as Riverside Heights for a total price of \$12 million. The first demolition application should be complete and the property transferred in the near future. Applications for the disposition of the remaining properties should be undertaken shortly.

The work performed in advance of this study did not focus attention on the Section 8 program except as a means for relocation of residents from properties that might be repositioned or disposed of. As of this writing, the Section 8 program seems to have stabilized on the national

level after several attempts to fundamentally change funding formulas and budgetary amounts. In the later recommendations, we suggest that the MHA take a more proactive approach in locating and providing quality Section 8 housing. The bulk of this report, however, focuses on repositioning the traditional public housing developments.

Section 2 - Consultant's Scope of Work

Censeo, Inc. and Public F.A. (the "Consultants") were hired to advise MHA on the disposition of Riverside Heights and subsequent redevelopment of public housing units – especially within the mixed-finance framework. The scope of work includes reviewing proposals for the disposition of Riverside Heights, negotiating on behalf of the MHA, and preparing and submitting applications to HUD and other funding sources for the disposition and additional funding of mixed-finance public housing. Consultants were also asked to conduct a complete asset inventory of the MHA and recommend an asset rehabilitation and management plan that might include additional disposition or creation of mixed income/mixed finance housing. The scope of work also includes a review of the viability of a HOPE VI or other funding applications as a result of the asset management plan.

Consultants reviewed the housing stock of the Montgomery Housing Authority and considered possibilities for redevelopment with the following goals in mind:

- Deriving sufficient and proper economic value for any real estate of which it disposes
- Rebuilding the most marketable replacement housing while minimizing the impact of potential relocation on residents
- Maximizing future HUD funding for operations and upkeep of replacement housing
- Accessing all financial sources reasonably possible for the development of the new housing
- Using this process as part of a larger re-positioning and revitalization of MHA housing stock

This report outlines the conclusions of the asset analysis, with specific recommendations for action over the next ten years. While conducted in response to external factors, the study presents innovative options that will not only create a better financial position for MHA but will also provide higher quality housing for its residents and economic progress for the City itself.

The Consultants serve at the pleasure of the Authority, but the scope of the original contract allows for continued work in the implementation of the ideas presented herein. This could include the completion of a HOPE VI grant and Program Management-like functions for the other mixed income proposals.

Section 3 - HUD Directives / Changes to the PHA Funding Model

- The new HUD funding model is an attempt to make PHAs similar to market-rate housing providers. Vacancies will hurt the MHA's funding.
- The MHA must reposition its properties to compete for residents on the basis of higher quality housing and not free rent.
- The new funding model requires reinvestment in PHA housing stock, a reallocation of staff resources and attention to the needs of tenants.
- Successful PHAs around the country have continued to serve the most needy with higher quality housing while expanding their service models to include families making 25% to 50% of AMI. These families pay a higher share of their own rent and serve as positive role models in more stable housing communities.

The direction offered to the MHA is not driven completely by local dynamics. HUD is changing its funding formulas and preferred methods of funding public housing. Successful housing

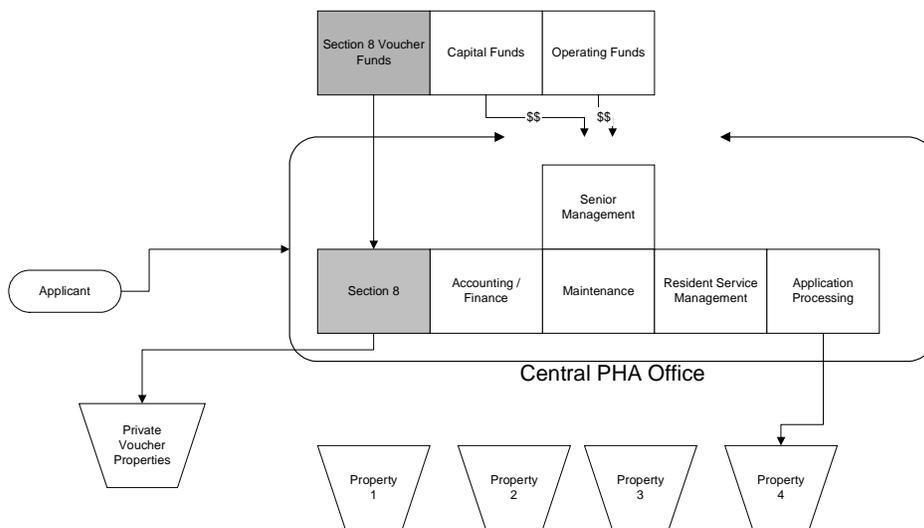
authorities will compete directly with other private housing providers and must be able to offer quality living units and a higher degree of service. Historically, housing authorities have been centralized, with administration from a main office, and operations have been handled internally. Management has focused on housing the largest number of individuals and families, and volume has been emphasized over quality in an attempt to serve those who would not otherwise be housed.

Authorities are dealing with legacy developments, for which capital needs are consistently underfunded. The condition of public housing properties often makes them difficult to market and rent to consumers. With a lack of amenities, public housing units have evolved into the housing of last resort, and the resulting resident population does not generate adequate income for the authorities. In the past, vacancies have not been a factor in federal funding, but HUD has recently proposed policies that will require management to function differently.

Under the new system, public housing authorities will be decentralized, with property-based management patterned after the private real estate industry. HUD is encouraging authorities to leverage funds and use private investment to reposition their assets. The ultimate goal of redeveloping their assets is to make housing authority properties more marketable and therefore attractive to individuals of low and moderate income, who will pay higher rents that support the authority's operations. Through this restructuring, HUD aims to provide higher quality housing for fewer residents and to have the developments at full capacity. ***Housing authorities will not be funded for vacancies, and that policy creates substantial challenges for those like MHA, which have relatively high vacancies in poor-quality developments.*** Rather, incentives will reward authorities for high performance and efficient operation.

The charts below provide a graphical description of the current and new systems, as well as the impact of the proposed changes.

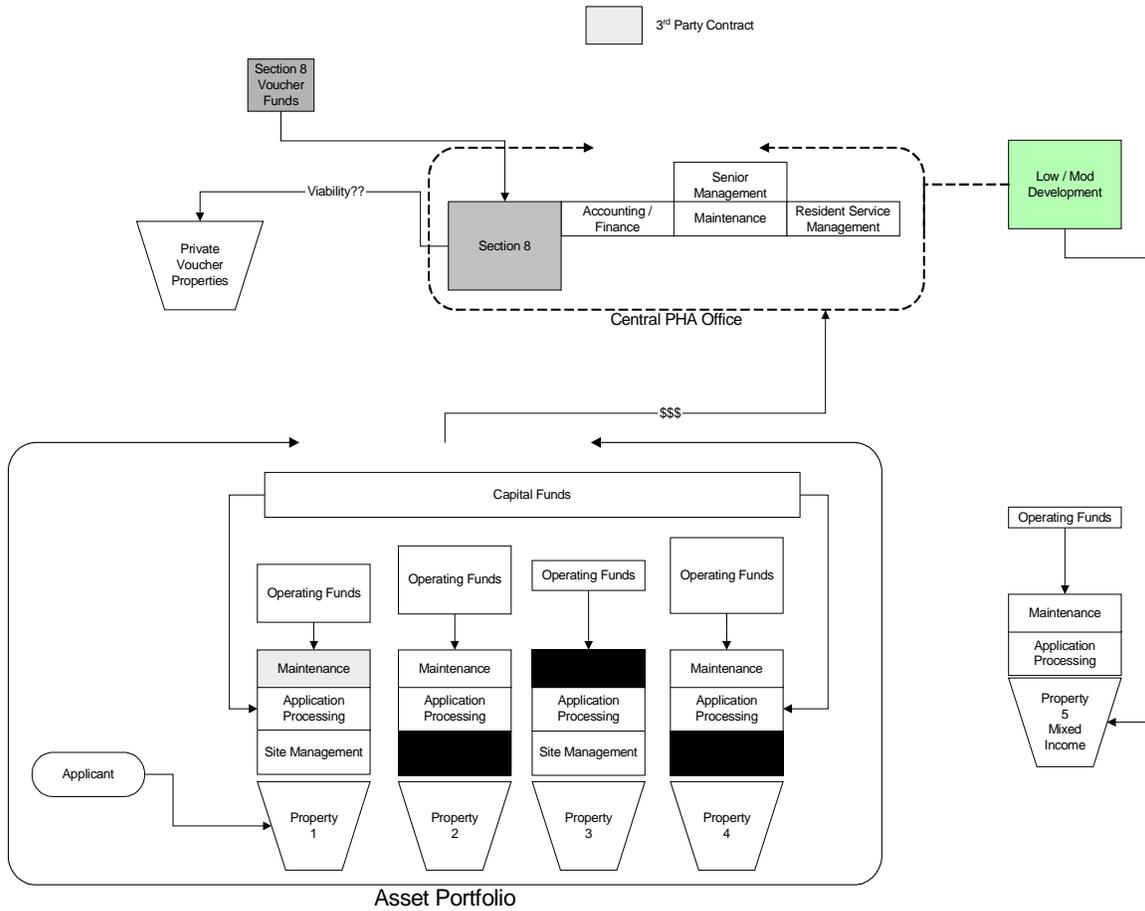
Current System



- Both Capital Funds and Operating Funds are distributed to the Housing Authority and used for the overall operation of public housing, including maintenance, modernization, administration, and resident services.
- All functions of public housing (maintenance, accounting, etc.) are performed internally for the entire Authority and supervised by senior management.
- Section 8 Voucher Funds support administration of the Section 8 program and are paid to private voucher properties.

- Applicants request public housing at the Central PHA Office and, if eligible, are offered a unit at one of several developments, depending on availability.

New System



- Operating Funds are allocated on a per-development basis and calculated according to vacancy rate and efficiency of operation.
- Public Housing operation, including maintenance, application processing, and site management, will be performed at each development under the model of project-based management. Some of these functions may be hired out to third party management companies.
- With the majority of public housing management on-site, the responsibilities and size of senior management will be reduced, but the Central Office will oversee both traditional public housing and any mixed income developments.
- The structure of the Section 8 Voucher Program will not change, but the longevity of the program is in question.
- Potential residents will put in applications at specific developments and be accepted according to the eligibility requirements of each property.

Funding Changes

Along with management changes, HUD has proposed significant revisions to their formulas for funding housing authorities. The primary change will occur in the operating subsidy, as a result of the "Harvard Cost Study." This study was commissioned by HUD in an effort to determine best practices for operating efficient public housing. It was conducted by the Harvard Graduate School of Design, and the recommendations came from analysis of FHA data.

The study suggests the proposed shift to project-based management and maintains that public housing should be run more like private developments, with the recognition that public housing authorities are under more strenuous regulations and accounting requirements. Given those assumptions, HUD proposes the following adjustments and timeframe:

- Project-based accounting and budgeting requirements by 2007
- Asset management of portfolio by 2011
- No funding for vacant units unless approved
- PHAs that lose subsidy will have loss phased in over a five-year period
- Units in demolition/disposition will be eligible for an asset repositioning fee (75% of PEL for the first year)
- Formula income will be frozen at the 2004 level until 2008
- PHAs will retain any investment or non-rental income
- Conservation incentive for cost-savings for utilities

Public Housing Residents and the Greater MHA Market

To begin formulation of a repositioning plan for the Montgomery Housing Authority, the Consultants analyzed the current resident population. Of the 2,008 households in MHA public housing, 390 or 19.4% have incomes of less than \$5000 per year and or 938 or 46.7% make between \$5,001 and \$9,999. In total, over 66% of the public housing population makes less than \$10,000 each year, and households at that level are highly subsidized by the Authority. There are also 33 households with incomes above \$25,000, and these might be better suited for market rate housing.

The chart below provides a summary of all PHA residents, all Section 8 residents, and all Montgomery residents, broken down by annual income. It shows that the Montgomery Housing Authority serves 48.6% of Montgomery's population with less than \$10,000 and 72.8% of those with less than \$15,000 income per household per year. Under the proposed HUD regulations, this resident population will not sustain the Housing Authority. **To meet the demands of the funding changes, MHA will need to attract more residents from the light green and yellow bands who can pay a higher amount toward rent. Repositioning the Authority's assets to meet the changing HUD directives will enable MHA to offer higher quality housing with modern amenities and therefore compete in Montgomery's housing market more effectively.** The proposed redevelopment will also help to strengthen Montgomery's communities and contribute to revitalization of the City. Specific recommendations are outlined in the next section.

Family Income	Percent AMI	Families	In PHA Units	In Section 8	Total MHA Serves	Total Unserved	Served as a Percent of All	PHA Residents	Section 8 Residents	Sample Income	Sample Rent less UA
Total:		51,249	2,008	1,486				100.0%	100.0%		
Less than \$10,000	19%	4,652	1,328	931	2,259	2,393	48.6%	66.1%	62.7%	\$ 7,200	\$ 95
\$10,000 to \$14,999	28%	2,902	415	286	701	2,201	24.2%	20.7%	19.2%	\$ 12,500	\$ 228
\$15,000 to \$19,999	37%	3,117	173	179	352	2,765	11.3%	8.6%	12.0%	\$ 17,500	\$ 353
\$20,000 to \$24,999	47%	3,054	59	60	119	2,935	3.9%	2.9%	4.0%	\$ 22,500	\$ 478
\$25,000 to \$29,999	56%	3,112	19	23	42	3,070	1.3%	0.9%	1.5%		
\$30,000 to \$34,999	65%	3,343	8	4	12	3,331	0.4%	0.4%	0.3%		
\$35,000 to \$74,999		19,176	6	3				0.3%	0.2%		
\$75,000 +		11,893									

Section 4 – Asset Repositioning Plan

The Asset Repositioning Plan is both a final product and a starting place for the Consultants. Repeatedly, we have stated that our hope was not only to study the housing stock but to work with MHA in implementing the steps recommended below. Many strategic plans are thoughtful attempts at projecting the ideal future of the organization. This plan (or some near derivation of it) is the immediate roadmap for the survival of an agency during changing times and a way to fulfill the mission with which it was charged. No plan such as this could anticipate all of the complicating factors nor state with certainty that it should proceed from Point A to Point Z. Rather, this is a framework with associated immediate action steps. Although the process outlined will take several years to complete, it will begin to produce tangible results in the shortest time possible. We also acknowledge that the plan was assembled within the capital constraints that are known today.

The goals of the asset repositioning plan are such:

1. Attract more households nearer 30%+ of AMI that can afford to pay a larger share of their own rent and make MHA less reliant on future operating subsidy
2. Provide higher quality housing and deconcentrate poverty for the largest number of MHA families
3. Position MHA to maximize its ability to offer high-quality housing in the future from a variety of programs

This asset management strategy will demolish severely outdated facilities, rehabilitate others, and create marketable developments that will transform communities as well as the image of the MHA. Montgomery's public housing developments will no longer be viewed as housing of last resort and instead will be desirable to a wider range of low and moderate income residents.

Using funds from the disposition of Riverside Heights as seed money, MHA will "unlock" the value of its PHA real estate and access private capital markets (both debt and equity) for housing development. The entire process will produce better housing and a better financial position for the MHA as well as economic progress for the City itself. The asset management plan summarized below presents innovative strategies for leveraging funds that will establish MHA as a proactive development partner and sophisticated provider of low- and moderate-income housing.

- Trenholm Court (354 units), Tulane Court (300 units), and Patterson Court (200 units) should each be demolished and rebuilt as mixed-finance developments. As it appears HOPE VI will be funded in 2006, Trenholm should apply for a HOPE VI grant.
- Gibbs Village (506 units), Richardson Terrace (100 units), Cleveland Court (150 units), and Smiley Court (369 units) should be substantially renovated, also using a mixed-finance strategy.
- Tulane Gardens (102 units) should remain public housing for residents that demonstrate responsibility.
- Upon completion of substantial progress on existing properties, MHA can undertake a strategy to contribute to the quality of Section 8 housing. Throughout this public housing repositioning process, it must be responsive to opportunities that arise to acquire and improve housing for voucher holders.

New Mixed-Finance / Mixed-Income Developments

Evaluation of MHA's current housing stock revealed three properties that stand out as possibilities for mixed-income / mixed-finance developments: Trenholm Court, Tulane Court, and Paterson Court. Mixed-income in this context can mean several things. In some very rare cases it may mean the inclusion of actual market-rate rental units into a larger development. However, it is more likely that the development will contain rental and for-sale living units for persons of

moderate income (50% to 60%) of AMI to be combined with public housing residents who typically make less than 30% of AMI. The point has been made several times in meetings with the MHA Board that the Authority needs to be able to enforce better screening of PHA residents. This position is assumed throughout the asset repositioning plan and especially in the proposed new communities. When the Authority is able to offer a better quality housing product, it can more successfully adopt and implement the HUD-allowed residency standards that promote housing for working families and those who will positively assist with the upkeep and betterment of the community. Entry requirements must pass Fair Housing standards, but, like a private landlord, the MHA can screen potential tenants to protect and promote the positive neighborhood aspects of its communities. Descriptions of each of the newer communities, with justification for redevelopment, are provided below.

Trenholm Court

Trenholm Court is considered to be MHA's most dilapidated property. HUD's evaluation confirms that position, with a 2004 PHAS score of 43 (out of 100), the worst physical score of all the developments. It was built in 1954 and has not had major renovation in its fifty years of operation, other than lead-based paint abatement. Trenholm Court is too dense, with an unhealthy concentration of poverty. It is currently 70% occupied. With a high crime rate, it has created a neighborhood problem and is an obstacle to downtown renewal. Considering its proximity to downtown and the River Walk development, this property could work very well as a new, mixed-income development and contribute to the revitalization plan for the City. Meeting the qualification of "severely distressed public housing," Trenholm Court would also be an excellent candidate for a HOPE VI application. Though as of this writing the President has not signed the 2006 HUD budget, both houses of Congress have provided \$150 million in HOPE VI funding for next year. Assuming the funds are available, the typical schedule for a Notice of Available Funds would be November with applications due in January 2007. However, the deadline could be as soon as June 2006 if the Notice is released earlier. The preparation of a competitive application is a time-consuming and expensive process. While Trenholm meets the standards for severe distress and would score well as a negative element in the neighborhood, much work would need to be completed to put forth a strong argument that the MHA has the capacity to complete the grant in a timely fashion. All that being said, it is our recommendation that MHA prepare a 2006 HOPE VI grant. The balance of this restructuring plan, however, is not predicated on receipt of that award. Those funds would simply be in addition to what is shown here.

Tulane Court

Tulane Court, directly across the street from the new, 100-unit development at Tulane Gardens, will need to be raised and rebuilt in order to be marketable. In its current state, it is only 74% occupied and, like Trenholm, has ongoing crime issues. Its most recent PHAS scores were 52 and 59. The development is close to downtown and many services. Creating a new development with lower density would make Tulane Court a better fit with the new Tulane Gardens and an asset to the downtown area.



Paterson Court

Paterson Court is one of the oldest developments in MHA's portfolio, with sections built in 1937 and 1946. This property is more desirable to MHA residents than would be expected, with an occupancy rate in the mid- to high-eighties. However, even that level of vacancies will cost MHA a great deal in operating subsidy. The development is dense, with 19.2 units per acre, and in poor condition. In 2004, its PHAS scores were 62 and 60. With its proximity to interstates, downtown, and Alabama State, the property presents a tremendous opportunity for MHA. It could be demolished and rebuilt as a mixed-finance development. An alternative would be to sell part of it to Alabama State for student housing and keep the remainder for public housing. This decision can be made in the future as MHA gets further into this repositioning plan.

Rehabilitation of Assets

The four developments proposed for substantial rehabilitation (Cleveland, Richardson, Gibbs, Smiley) have many characteristics in common. Although they have had renovations in the past, insufficient capital funding and maintenance have kept the properties from meeting the standard of comparable market-rate apartments, making them less attractive to potential residents. The age of the developments also makes them expensive and difficult to maintain. However, keeping them in MHA's housing stock will provide the Authority with a critical mass of ACC units and allow the Authority to maintain a significant portion of operating subsidy and Capital Funds, as well as housing units for current and potential residents. The value of the underlying real estate is also a factor in this recommendation. Capital needs assessments will need to be conducted on each of these properties to define a more specific renovation plan. Both Cleveland and Gibbs have been modernized somewhat in the past ten years.



Cleveland Court

This historically significant development is important to the Housing Authority and the City. Although it is located in a residential area with potential and has been renovated in the last decade, the property needs rehabilitation in order to be marketable. The PHAS score for the development was a 62 in 2004.



Smiley Court

Smiley Court has structural and soil problems that make redevelopment unfeasible. It's most recent PHAS score was a 73. This figure indicates that Smiley is in better physical condition than most MHA developments but far from being competitive in the Montgomery housing market. When surveyed

about relocation preferences, many current Riverside Heights residents indicated that they would not be interested in moving to Smiley Court. This attitude likely stems from reports of traffic and crime activity that enters the development from a neighboring street. However, the property has great potential for revitalization because there is a city park and community center adjacent to the property, including a playground, pool, and fields that are available to residents but hardly used.

Gibbs Village

This development has been renovated recently, including central heat and air, and is relatively attractive to current and potential residents, in comparison to other MHA developments. It has a great deal of land, with trees and open space that is attractive to families. There are only 7.1 units per acre. However, HUD evaluated the property with a score of 57 in 2004, meaning that some renovations are necessary for it to compete more effectively in Montgomery's housing market.

Richardson Terrace

This high-rise property for the elderly is only 73% occupied, and MHA has trouble finding residents, especially for the small OBR units. Built in 1969, Richardson is not as old as many of the MHA developments, but it lacks amenities that seniors are looking for. The property is structurally sound, in line with HUD standards, and it received MHA's highest PHAS score, an 87. Richardson Terrace is close to downtown and could be more marketable with the addition of amenities, possible expansion of some of the smaller units, and renovations such as central heat and air.



Other MHA Developments

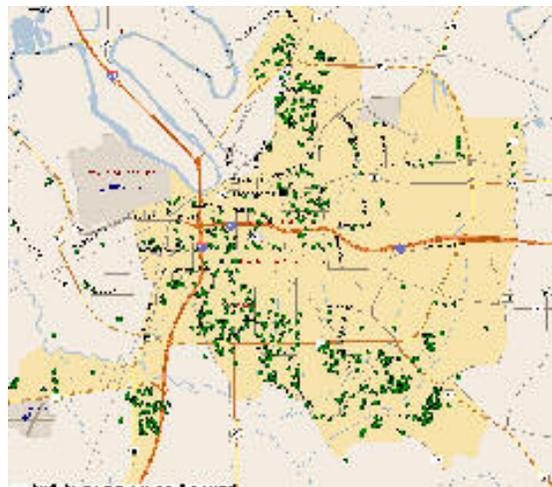
Plans are already in motion for the remaining developments. Based on HUD approval received September 8, 2005, Riverside Heights will be sold to the City of Montgomery, per the Memorandum of Understanding signed April 19, 2005. The new development at Tulane Gardens will be complete in late 2005, and it will remain public housing – though may use a site-based management model itself.

In the long-term, MHA will need to make a decision about the best use of the land at the old Cedar Park development. Cedar Park is in the western part of town, which is seeing investment by public and private entities, including a new Health Department. MHA should monitor activity in this area and determine what type of housing would be most marketable. At the present time, Cedar Park is being considered as a potential site for single family homes. However, the Consultants recommend no action at this time.

Section 8 Development

Count of FirstOfID	CountOfID: CountOfID						Grand Total
	1	2	3	4	5	>5	
MaxOfAnnual Income2	MaxOfAnnual Income						
<\$5,000	24	74	116	99	38	18	369
\$5,000 to \$7,200	118	51	56	44	16	9	294
\$7201 to \$8,400	27	29	17	7	7	1	88
\$8,401 to \$9,999	20	48	53	35	16	8	180
\$10,000 to \$14,999	16	67	85	64	32	22	286
\$15,000 to \$19,999	4	27	55	55	27	11	179
\$20,000 to \$24,999		5	20	19	12	4	60
\$25,000 to \$29,999		4	3	7	5	4	23
\$30,000 to \$34,999			1		1	2	4
>\$35,000				1	2		3
Grand Total	209	305	406	331	156	79	1486

Consultants also considered the statistics about MHA’s Section 8 Voucher holders as an indication of whom the Authority is currently serving as compared to whom it could be serving. Of the 1486 households with Section 8 Vouchers, 931 or 62.7% have annual incomes of less than \$10,000. Despite HUD’s efforts to encourage deconcentration of poverty, a large concentration of these individuals live in the same areas of Montgomery, as the map to the right indicates. Efforts to build affordable housing in East Montgomery have failed. The geographic distribution of Section 8 holders may present further challenges for MHA as it repositions its assets and relies more heavily on Section 8 for relocation of displaced residents.



As housing costs rise, the cost of administering the Section 8 Voucher Program increases, and HUD maintains that it cannot afford to fund such increases. Proposed solutions to the cost increases include changing the Section 8 Voucher Program into a block grant or refusing to fund rent increases. Questions also arise about the success of the program, with questionable landlords offering poor quality housing.

Critics of the Section 8 program claim that it is both costly and ineffective. Some of the past instability may be subsiding, and the program may play a role in the overall mission of the MHA as a Section 8 landlord in addition to an administrator. Clearly some of the tax credit units created in the mixed-finance communities could be open to Section 8 Voucher holders. The MHA, as it acquires knowledge of affordable housing finance, will likely also find opportunities for acquisition / rehab and new construction of housing for Section 8 Voucher holders. With HUD limits on the spending of federal funds to accomplish this, it is likely best done through an affiliate organization not funded by PHA operating subsidy.

Results of Plan

Current Housing Stock

Number	Name	Units	Date	Acres
AL06-01	Riverside	136	1941	8.1
AL06-04	Riverside	422	1941	35.8
AL06-07	Riverside	98	1937	8.8
Riverside Total		656		52.7
AL06-02	Cleveland	150	1941	7.0
Cleveland Total		150		7.0
AL06-03	Tulane Court	216	1952	13.3
AL06-09	Tulane Court	84	1959	9.0
Tulane Court Total		300		22.4
AL06-22	Tulane Gardens	102	2005	14.6
Tulane Gardens Total		102		14.6
AL06-05	Patterson	44	1946	3.3
AL06-08	Patterson	156	1937	7.1
Patterson Total		200		10.4
AL06-06	Trenholm	354	1954	21.7
Trenholm Total		354		21.7
AL06-12	Gibbs	496	1968	70.0
Gibbs Total		496		70.0
AL06-13	Smiley	369	1970	56.0
Smiley Total		369		56.0
AL06-14	Richardson	100	1969	3.3
Richardson Total		100		3.3
AL06-21	Cedar Park			18.5
Cedar Park Total		0		18.5
Grand Total		2727		276.4

The tables demonstrate the current MHA stock and the proposed stock after the revitalization plan.

There is a cut of approximately 1100 housing units. Most of this comes from the planned disposition of Riverside Heights which is already in process.

The overall loss of units also is not significantly higher than the current vacancy experienced by the MHA. When one takes into account the significant upgrade in housing stock at every property, this is a tolerable loss.

Finally, there is no allocation made for additional Section 8 Voucher stock which may be created by the MHA gaining valuable development experience and beginning to seek additional housing development opportunities, especially through acquisition.

Proposed Housing Stock

Number	Name	Units	Date	Acres
AL06-01	Riverside	0		
AL06-04	Riverside	0		
AL06-07	Riverside	0		
Riverside Total		0		-
AL06-02	Cleveland	150	1941	7.0
Cleveland Total		150		7.0
AL06-03	Tulane Court	50	2008	13.3
AL06-09	Tulane Court			9.0
Tulane Court Total		50		22.4
AL06-22	Tulane Gardens	102	2005	14.6
Tulane Gardens Total		102		14.6
AL06-05	Patterson	110	2009	3.3
AL06-08	Patterson			7.1
Patterson Total		110		10.4
AL06-06	Trenholm	86	2007	21.7
Trenholm Total		86		21.7
AL06-12	Gibbs	496	1968	70.0
Gibbs Total		496		70.0
AL06-13	Smiley	369	1970	56.0
Smiley Total		369		56.0
AL06-14	Richardson	100	1969	3.3
Richardson Total		100		3.3
AL06-21	Cedar Park			18.5
Cedar Park Total		0		18.5
Grand Total		1463		223.8

Tax Credit Units	
Tulane	80
Patterson	0
Trenholm	94
Grand Total	1637

Development Finance

The Consultants have outlined a long-term repositioning program that leverages the seed funds from the Riverside disposition. As shown in the chart below, funding for the proposed activity would come from a number of sources. While this is an aggressive program, there is precedent from other housing authorities for every item recommended.

- Tax credit equity would bring in over \$29 million. This plan is most reliant on the non-competitive 4% credits from the Alabama Housing Finance Authority.
- Once units at Trenholm, Tulane, and Paterson have been demolished, they will not receive Capital Funds, but they will be eligible for Replacement Housing Factor funds from HUD, in the amount of over \$8 million over five years.
- It is recommended that the Housing Authority participate in Capital Fund borrowing. Through this new program, the Authority can pledge up to 33% of its current Capital Fund

allocation for up to 20 years. By doing so, MHA would net \$8.6 million in proceeds, for the purpose of modernization.

- Disposition proceeds from Riverside must be spent on redevelopment activities. This strategy includes loans and contributions from the overall \$12 million.
- Traditional mortgages or “hard debt” can be used on the non-PHA units in the mixed-income developments.

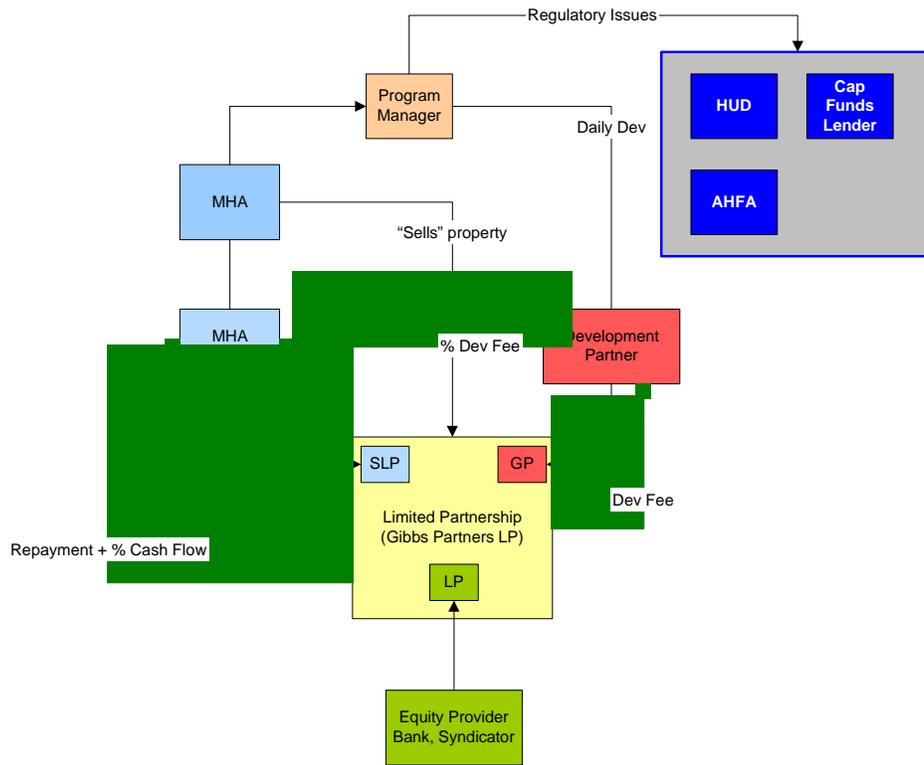
What can MHA do with its money?

	TOTAL	Trenholm	Tulane	Patterson	Rehab (Joint)
Sources of Funds					
Tax Credit equity	29,050,876	6,540,914	5,041,713	9,031,335	8,436,914
Replacement Housing Funds	8,109,011	4,993,442	2,084,319	1,031,250	-
CFFP Borrowing	8,600,000				8,600,000
Hard Debt	5,970,000	3,120,000	2,850,000		-
Riverside Dispo Proceeds (onsite)	9,838,643	2,854,447	3,549,733	1,548,899	1,885,564
Riverside Dispo Proceeds Demo	1,500,000	500,000	500,000	500,000	-
Total Sources of Funds	63,068,530	18,008,803	14,025,765	12,111,484	18,922,478
Uses of Funds					
ACC Unit Rehab	16,204,677	-	-	-	-
Unit Construction	34,351,974	14,247,312	10,848,302	9,256,361	16,204,677
Soft Costs	4,415,251	1,385,549	1,228,274	1,111,036	690,393
Developer Fees	6,596,628	1,875,943	1,449,189	1,244,088	2,027,408
Demolition	1,500,000	500,000	500,000	500,000	-
Total Uses of Funds	63,068,531	18,008,804	14,025,764	12,111,484	18,922,478
MHA Developer Fee	2,638,651	750,377	579,676	497,635	810,963

- Developer Fee is generally not restricted. A portion of any fee earned by the MHA will be used to fund reserves in case PHA subsidies are discontinued and units must be transitioned to tax credit standards.
- Repayment of MHA loans from property operation (or at end of period) will generally be viewed by HUD as having the same restrictions as the pool from which it originally came.

This course of action will better position MHA to provide housing and meet new HUD requirements. By redeveloping some properties and modernizing others, the plan addresses long term maintenance and capital needs. The oldest properties will be disposed of or replaced, and a sustainable base of ACC units will remain (from 2727 to 1637 ACC units, with 174 tax credit units). Rent from those units and the tax credit units will provide MHA with incoming producing units in the event that subsidies are decreased or eliminated. By improving the properties and adding amenities, the Housing Authority will more easily attract low and moderate income households, thereby dramatically reducing vacancy risk.

Mixed Finance Model



Section 5 - Immediate Action Steps

MHA needs to complete the following steps. As Consultants, we can assist with each one:

- Capital Needs Assessments should be performed on Cleveland Court, Smiley Court, Richardson Terrace, and Gibbs Village, and a plan should be developed for their rehabilitation.
- The Authority should adopt a new PHA Plan to include these plans for demolishing properties and redeveloping them as mixed-finance developments.
- The disposition of Riverside Heights AL 6-4 should be complete, and MHA should move on to applications for disposition of the balance of the property. This activity should be complete no later than 2007.
- Begin work on a HOPE VI application for Trenholm Court.
- The Authority should solicit proposals for conceptual renderings of the new developments at Trenholm Court and Tulane Court, while determining the order of the redevelopment projects. The pace of the Trenholm redevelopment will be dictated by the HOPE VI NOFA, but the Authority will determine the schedule for the Tulane project.

Section 6 - Remaining Issues

This repositioning plan involves each development in MHA's housing stock and generates a number of related issues. Relocation will clearly be a challenge, as this activity will create quite a few displaced residents. The Authority will be able to use its current vacancies (over 600) and will apply for additional Section 8 Vouchers as needed. Because this plan will be implemented over a period of several years, residents can also be moved in phases as different projects are complete.

The total loss of units is also an overarching concern. The Authority will transition from 2727 to 1637 units. Not including the Riverside Heights disposition, the net loss will be 434 units. The end result is a lower number of higher-quality units, meaning that fewer residents will be housed through MHA. Further, MHA does not currently have the capacity to implement this plan, and staff needs must be considered for the plans to progress as intended.

In terms of overall MHA Operations, the proposed activity has several implications. With the lower count of ACC units, the Authority will need less public housing staff, and traditional staff will be replaced by property managers in the new mixed-finance developments. MHA will also require less maintenance and force-labor staff, due to the lower number of traditional housing units. Once the operating subsidy is reduced, funds for a private police force and some aspects of in-house maintenance will likely not be feasible. However, there is a possibility that additional Section 8 activity will occur and that more staff will be needed to administer that program as it expands.

Attachment a1006n01

The following original Certifications, duly signed and dated, will be mailed out in hardcopy to the HUD Office in Birmingham upon completion of our initial electronic submission:

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.

January 6, 2006

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: PHA 5-YEAR PLAN 2006-2010 AND ANNUAL PLAN 2006

Please be advised that our PHA 5-Year Plan 2006-2010 and Annual Plan 2006 - al006v01 along with attachments al006a01 through al006n01 has been electronically submitted today, January 6, 2006 for review and approval by your department.

As required, the original Certifications, duly signed and dated, are enclosed herewith.

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

Sincerely,

Lemuel E. Boggs, Jr.
Interim Executive Director

ENCLOSURES

LBjr/jb