

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2007

**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) 04/2007

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 2211
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 2305

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

| Participating PHAs | PHA Code | Program(s) Included in the Consortium | Programs Not in the Consortium | # of Units Each Program |
|----------------------|----------|---------------------------------------|--------------------------------|-------------------------|
| Participating PHA 1: | | | | |
| Participating PHA 2: | | | | |
| Participating PHA 3: | | | | |

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 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The mission of the Montgomery Housing Authority is to provide quality, innovative housing for diverse families in need, promote opportunities for self sufficiency, economic independence, and home ownership; and, to build thriving communities in Montgomery, Alabama.

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: The MHA will assess the need and apply as needed.
 - Reduce public housing vacancies: The MHA will work toward achieving a turn around time of no more than fourteen (14) days with a vacancy rate of no more than 3% for all developments.
 - 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 has received from the sale of Riverside Heights Al 6-4 and anticipates receiving from the pending sale of Riverside Heights Al 6-1 and AL 6-7, to create additional housing. The Authority has identified Trenholm Court AL 6-6 as a good candidate for HOPE VI and the balance of Tulane Court AL 6-3 and 6-9 as another mixed-finance/mixed-income development.
 - Acquire or build units or developments

Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) **75** (3/31/2005) – We await the PHAS score for 2006.

- The MHA will work toward achieving higher performance and increasing the PHAS score to 90% by 2011; The MHA has created a QC department to monitor RIM and ensure compliance;

Improve voucher management: (SEMAP score) **63** (3/31/2006)

- The MHA Section 8 staff, along with HUD technical consultants, has developed a Comprehensive Action plan (CAP) to improve the Section 8 program operations that address management improvements, to include staff training, SEMAP indicators and RIM compliance. With the successful implementation of the Corrective Action Plan (CAP) and the recommendations made by HUD consultants, it is projected that the MHA's Section 8 program will achieve a score of at least 81% for 2007.

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

- Provide Welfare to Work opportunities through programs in public housing to help residents become more self-sufficient;
- Encourage and promote program participation via PSAs and other means of communications to public housing residents;
- Provide improved orientation sessions to prospective tenants on site with increased emphasis on tenant responsibilities and good housekeeping – The MHA has created a new “Welcome” kit to include a Tenant handbook other informative materials.
- Encourage better input and participation by tenants via their Resident Advisory Boards and Resident Council Officers in an effort to find ways to better serve communities and provide a decent, safe living environment.
- Implement RASS Follow-up Plan – [See **Attachment L: al006l01**].

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

- Voucher Unit Inspections and public housing unit inspections.
- Investigate the feasibility with Visual Homes for interfacing of hand-held devices with the existing computer software system to do Section 8 inspections. [These inspections are currently contracted out to an independent outside agency employing certified inspectors].
- Focus housing management efforts to increase occupancy and emphasize on good housekeeping and curb appeal.
- Concentrate efforts on implementing direct deposit of Housing Assistance Payments for all Section 8 landlords by 03/31/2007.
- Correction of typographical error: A predetermined number of names.

- Investigate the feasibility of sending utility allowance payments electronically to the Utility companies for HCV recipients by 3-31-2007.
- Research the possibility of implementing more on-site services for our residents.
- ☒ Renovate or modernize public housing units:
 - Propose a plan for improvements at Richardson Terrace
 - Propose a plan for improvements at Cleveland Court
 - Improve curb appeal and parking space, as needed
 - Propose a plan for central air conditioning at Smiley Court
- ☒ Demolish or dispose of obsolete public housing: The HA plans to improve some of its housing stock by doing some of the following:
 - Disposition of Riverside Heights AL 6-1 and AL 6-7
 - Partial demolition of 76 structurally damaged units, beyond repair at Smiley Court A: 6-13 [to help reduce density.]
 - Demolition/Disposition of Victor Tulane Court AL 6-3 and the remaining portion of AL 6-9
 - Demolition/Disposition of Trenholm Court, contingent to HOPE VI funding becoming available.

Note: The board accepted the recommendation of the modernization committee on 10/17/06 to first consider Victor Tulane Court [AL6-3 and the remaining portion of AL6-9] for demolition/disposition; and, to wait on HOPE VI funding, should it become available, to do Trenholm Court.
- ☒ Provide replacement public housing:
 - The Board of Commissioners of the Montgomery Housing Authority has authorized a comprehensive redevelopment plan presented by the mixed-finance consultants Censeo. This plan calls for the demolition and redevelopment of the most distressed public housing sites with mixed-finance/mixed-income communities. The Authority will use up to \$12 million of seed funding that it will receive from the City of Montgomery through its disposition of Riverside Heights AL 6-4, AL 6-1 and AL6-7 to the City.
- ☒ Provide replacement vouchers: As demolition/disposition takes place, subject to HUD funding.
- ☒ Other: (list below)
 - The MHA will make a concerted effort to improve its vacancy rate by working diligently to add units to the rent roll on a weekly basis.
 - The MHA will focus its efforts on improving curb appeal of all its properties by correcting deficiencies identified by REAC inspectors in a timely manner.
 - The MHA staff will continue to educate and train its residents on good housekeeping and will conduct a 60-day follow-up on all move-ins.
 - Speed bumps will be installed, as needed, to improve safety in housing communities.
 - Lighting will be improved, as needed, in all housing communities.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
 - All eligible HCV recipients, to include new move-ins, relocations and portability participants will be counseled.
- Conduct outreach efforts to potential voucher landlords:
 - The MHA will continue its outreach plans to attract landlords in suitable locations throughout the city of Montgomery in its effort to improve and increase its owners/agents base to 15% by FYE 03-31-2007.
 - The MHA will continue to host training meetings to educate and familiarize potential new landlords and update existing landlords on the Section 8 HCV program.
- 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: Provided funding is available.
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)
 - The MHA has a centralized waiting list. Applications are taken at site.

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - The MHA will continue to utilize available communication strategies to publicize and market its housing units throughout the City of Montgomery and not just target low income/poverty areas. Methods currently being used 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 on the MHA website at www@mhatoday.org. This site enables outreach to potential referral sources and offers information on public housing and the Section 8 HCV program to include valuable information on eligibility requirements, documents required to make an application, local preferences, etc. The MHA staff also continues to make periodic presentations to civic groups and neighborhood associations to explain the programs of the MHA.

- The Deconcentration Rule as contained in Section XXVI of the Admissions and Continued Occupancy Policy (ACOP) will continue to be enforced. (See **Attachment A: al006a01**).
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Measures to deconcentrate poverty through our approved Deconcentration Rule as contained in Section XXVI of the Admissions and Continued Occupancy Policy (ACOP) have been implemented and monthly reports are generated for property management to check the status of deconcentration.
- Implement public housing security improvements:
 - Provide a live-in Courtesy Officer at Victor Tulane Gardens.
 - Limit ingress and egress at all developments.
 - Speed bumps will be installed, as needed, in all housing communities.
 - MHA staff will continue working with the Montgomery Police Department (MPD) to improve response time.
 - MHA staff will assess the need for the use of video cams in housing communities.
 - MHA staff continue to encourage resident participation to enable successful implementation of Neighborhood Watch programs in housing communities.
 - Increase and improve lighting in all housing communities.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - In July 2006 the MHA applied for and received a two-year renewal of its Designated Housing Plan for Richardson Terrace AL 6-14 – designated for elderly and disabled. The HA will apply for a further two-year renewal in April of 2008.
- Other: (list below)
 - The MHA will continue to enforce the One Strike Policy.

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 staff will continue its efforts to encourage its residents to move to work by organizing on-site job fairs, providing services and referrals, etc.
 - 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 to assist them 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)
 - Continue to enforce its 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 continues to ensure equal housing opportunity for all housing applicants and affirmatively furthers 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 PHA's Admissions and Continued Occupancy Policy (ACOP).
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - The MHA has 69 handicapped accessible units.
 - Other: (list below)
 - The annual meeting with Section 8 landlord/owners/agents will continue to be held and staff and owners will continue to be briefed and brought up-to-date on housing discrimination laws, lead based paint and other pertinent regulations.
 - The MHA HCV program staff will also research and implement a periodic news letter to Section 8 landlords/owners/agents via print or e-mail to keep them informed/updated on the program rules and regulations.
 - MHA Property Management staff will continue to attend meetings of the Montgomery Apartment.
 - MHA 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.

- Emphasis will continue to be placed on improved communication and prompt response.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- 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 (RAB), 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 2005 – 2009 and in the Admissions and Continued Occupancy Policy (ACOP), the Section 8 Administrative Plan to include the 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 as follows:

- Increase availability of decent, safe and affordable housing in the City of Montgomery, Alabama.
- 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 to enable the successful implementation of these plans for new housing.
- Ensure equal opportunity in housing for all Americans.
- Promote employment, self-sufficiency and Home Ownership for families and individuals.
- Increase efforts to improve the quality of life and promote economic vitality in housing communities.
- Increase communications between staff and staff, staff and residents, staff and commissioners.

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:

- Admissions Policy for Deconcentration – **Attachment A: al006a01**
- FY 2007 Capital Fund Program Annual Statement - **Attachment B: al006b01**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members - **Attachment C: al006c01**
- List of Resident Board Member – **Attachment D: al006d01**
- Community Service Description of Implementation – **Attachment E: al006e01**
- Information on Pet Policy – **Attachment F: al006f01**
- Section 8 Homeownership Capacity Statement, if applicable – **Attachment G: al006g01**
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart – **Attachment H: al006h01**
- FY 2007 Capital Fund Program 5 Year Action Plan – **Attachment I: al006i01**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - P & E Reports - **Attachment J: al006j01**
 - Voluntary Conversion Required Initial Assessments – **Attachment K: al006k01**
 - Deconcentration Policy for Covered Developments – **Attachment L: al006l01**
 - RASS Follow-up Plan - **Attachment M: al006m01**
 - Certifications – **Attachment N: al006n01** [As required, Original Certifications will be mailed to HUD].

Supporting Documents Available for Review

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

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

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <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 housing | Annual Plan: Capital Needs |
| X | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| X | 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 | Annual Plan: Conversion of Public Housing |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | 1996 HUD Appropriations Act | |
| 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 | | | | | | | |
|--|---------|---------------|--------|---------|---------------|------|----------|
| PUBLIC HOUSING | | | | | | | |
| Family Type | Overall | Affordability | Supply | Quality | Accessibility | Size | Location |
| 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) | 195,884 | 2 | 2 | 2 | 1 | 1 | 1 |
| Race/Ethnicity (Black) | 131,609 | 4 | 4 | 4 | 5 | 3 | 5 |
| Race/Ethnicity (Hispanic/Latino) | 4,222 | 5 | 5 | 3 | 3 | 3 | 5 |
| Race/Ethnicity (American Indian and Alaska Native) | 3,428 | 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) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input checked="" type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover 4/1/06-9/20/06 |
| Waiting list total | 54 | | 150 |
| Extremely low income <=30% AMI | 47 | .87 | |
| Very low income (>30% but <=50% AMI) | 6 | .11 | |
| Low income (>50% but <80% AMI) | 1 | .02 | |
| Families with children | 18 | .33 | |
| Elderly families | 1 | .02 | |
| Families with Disabilities | 5 | .09 | |
| Race/ethnicity (Black) | 54 | 1.00 | |
| Race/ethnicity (White) | 0 | 0 | |
| Race/ethnicity | | | |
| Race/ethnicity | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 4 (0 BR) 33 (1 BR) | .69 | 10 (0 BR) 49 (1 BR) |
| 2 BR | 13 | .24 | 52 |
| 3 BR | 4 | .07 | 31 |
| 4 BR | 0 | - | 5 |

| Housing Needs of Families on the Waiting List PUBLIC HOUSING | | | |
|---|---|---|---|
| 5 BR | 0 | - | 3 |
| 5+ BR | 0 | - | - |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |

| Housing Needs of Families on the Waiting List SECTION 8 | | | |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 498 | | |
| Extremely low income <=30% AMI | 283 | 57% | |
| Very low income (>30% but <=50% AMI) | 166 | 33% | |
| Low income (>50% but <80% AMI) | 49 | 10% | |
| Families with children | 419 | 84% | |
| Elderly families | 15 | 3% | |
| Families with Disabilities | 64 | 13% | |
| Race/ethnicity (White) | 8 | 2% | |
| Race/ethnicity (Black) | 490 | 98% | |
| Race/ethnicity | | | |
| Race/ethnicity | | | |

| Housing Needs of Families on the Waiting List SECTION 8 | | | |
|--|-----|-----|--|
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 79 | 16% | |
| 2 BR | 189 | 38% | |
| 3 BR | 190 | 38% | |
| 4 BR | 37 | 7% | |
| 5 BR | 3 | 1% | |
| 5+ BR | - | - | |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? 36 months - Since Nov. 2003 | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
 - 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 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 - Comply with the 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
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
 - The MHA will continue a mass communications 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 will continue to maintain its website at www.mhatoday.org The website is updated frequently and promoted in all outreach materials and activities.
 - MHA staff will continue to make presentations at Civic Clubs and neighborhood associations to explain the housing programs of the MHA.
- 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)
 - 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 HVC program and SEMAP score.

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

| Financial Resources: Planned Sources and Use | | |
|---|-------------------|----------------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2006 grants) | | |
| a) Public Housing Operating Fund | 8,669,013 | |
| b) Public Housing Capital Fund | 3,857,468 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 8,967,132 | |
| 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 (50206) | 402,255 | |
| Capital Fund-Replacement Housing | 299,856 | Replacement Housing |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| | | |
| 3. Public Housing Dwelling Rental Income | 626,656 | PH Operations |
| | | |
| | | |
| 4. Other income (list below) | | |
| CFP 50103 | 225,445 | Housing |
| CFP 50104 | 2,003,601 | PH Housing |
| CFP 50203 | 234,620 | Replacement Housing |
| CFP 50105 | 4,065,623 | PH Housing |
| CFP 50105 | 15,637 | Replacement Housing |
| CFP 50205 | 406,745 | Replacement Housing |
| Housing Counseling | 34,058 | Housing Counseling |
| 4. Non-federal sources (list below) | | |
| | | |
| | | |
| Total resources | 29,808,109 | |
| | | |

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
- Family Self-Sufficiency Action Plan
- Section 8 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 is as follows:

An applicant picks up an application packet from any one of the rental offices in the Housing communities. The applicant is instructed to fill out every sheet in the application packet and each item that is requested in order for the application to be processed. Once the application is filled out correctly and in its entirety, the application packet is forwarded to the Property Management Office for information to be verified and sent out. Information is sought from the Department of Human Resources, Food Stamp Office, TANF, employer(s) and from the Social Security Administration office. A credit and criminal background check is also done. Once all the information is received back from these agencies, eligibility is determined by the Property Management office.

The information is entered into the computer and the applicants are placed on the waiting list. Letters are mailed out to the eligible applicants offering them a unit at one of the housing communities according to the bedroom size requested. The applicant may view the unit before moving in. Once the unit is accepted, the lease is executed.

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
 - Utility Verification
 - Parole Officers
 - Social Workers
 - Court Records

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)
- The MHA maintains a community-wide centralized waiting list

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

- PHA main administrative office
 PHA development site management office
 Other (list below)
- At the Department of Human Resources – for homeless.

- 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?**0**

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

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

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

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

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

Please see ACOP Sec.VI.E4 and “Involuntary Displacement” in Definitions. Note: The ACOP is also available for viewing on our web site at 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) (1)
- Victims of domestic violence (2)
- Substandard housing
- Homelessness (1)
- 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 (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) (3)
- Households that contribute to meeting income requirements (targeting) (4)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Displaced residents due to disposition

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:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- 1 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, to include persons with disabilities, for up to a limit of twenty (25) families in a given year. (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)
 - MHA website at 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)

(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:
- **See Attachment L: a1006101** Deconcentration Policy for covered developments.

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:
- Please see **Attachment L: a1006101**

B. Section 8

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

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity – upon request.
 - Other (describe below)
 - The name of the previous landlord, upon request, and with the 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 may be picked up at the MHA’s 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)

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)
- The Section 8 Home Ownership Plan
- The Family Self-Sufficiency Plan
- The EIV/UIV Policy

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 at www.mhatoday.org
- Local Community agencies

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

- Admissions and Continued Occupancy (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 ten (10) calendar days unless on flat rent. Changes in family composition must also be reported within ten (10) calendar 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 Survey

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 H: al006h01**
- 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 (4/2006) | Expected Turnover (4/2007) |
|--|--|---------------------------------------|
| Public Housing | 1502 | 320 |
| Section 8 Vouchers | 1306 | 144 |
| Section 8 Certificates | N/A | N/A |
| Section 8 Mod Rehab | N/A | N/A |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | N/A | N/A |
| Public Housing Drug Elimination Program (PHDEP) | | |
| Family Self-Sufficiency | 65 | 1 |
| Home Ownership | 18 ?? | ?? |
| 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
- MHA Maintenance Manual
- MHA Personnel Policy Handbook
- Handbook for Residents
- Enterprise Income Verification (EIV) Policy
- MHA Employee Safety Manual
- Pest Control Policy

Note: Knox Pest Control goes to each community once a month to exterminate every occupied unit in the property. They control pests, roaches, fleas and usual household pests. They identify and remove pests, block their access into structures by the use of bait, traps and vacuums. In some cases, a liquid is used as a last resort. They also monitor and inspect these units to identify the source of the problem.

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan
- Family Self-Sufficiency Action Plan
- Home Ownership Plan
- HCV Guidebook
- EIV/UIV Policy
- DVP Guidebook
- MHA Personnel Policy Handbook
- MHA Employee Safety Manual

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:

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 (**Attachment : a1006b01**)

-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 (**Attachment al006i01**)

-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:
- The property targeted is Trenholm Court AL 6-6 should funding for HOPE VI continue to be made available.

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:
- The HA will make an application for demolition of Victor Tulane Court AL 6-3 and the remaining portion of AL 6-9 and thereafter seek mixed finance funding to build replacement housing.

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 properties yet to be prioritized.

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>01/15/07</u> |
| 5. Number of units affected: | 76 |
| 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: August 2007 b. Projected end date of activity: December 2007 |

| 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 checked="" type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: | <u>08/2006</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: January 2007 [estimated] b. Projected end date of activity: December 2007 [estimated] |

| 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 checked="" type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: | 08/2006 |
| 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: January 2007 b. Projected end date of activity: December 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>03/2007</u> |
| 5. Number of units affected: | 216 |
| 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: December 2007 b. Projected end date of activity: May 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>03/2007</u> | |
| 5. Number of units affected: 84 | |
| 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: December 2007 | |
| b. Projected end date of activity: May 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.)
- The PHA’s Designated Housing Plan renewal application for Richardson Terrace AL 6-14 for elderly and disabled families was

approved by HUD on July 19, 2006 for a two year period ending July 13, 2008.

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 for 5-years; Renewal applied for in 2006 and approved for two years – expiration date is July 13, 2008. | |
| Submitted, pending approval <input type="checkbox"/> | |
| Planned application <input type="checkbox"/> | |
| 4. Date this designation approved , submitted, or planned for submission: (07/19/2006) | |
| 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) | |
| <input type="checkbox"/> Part of the development | |
| <input checked="" type="checkbox"/> 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) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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?
8
- 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)? 3
- c. How many Assessments were conducted for the PHA's covered developments?
8
- 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:al006k01

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 (Open Contract)

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 |

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) |
|---|----------------|--|--|---|
| 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 |
| 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: 08/07/06) |
| Public Housing | N/A | 17 |
| Section 8 | N/A | 47 |

- 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

See Attachment: a1006e01

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 use 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)

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

Trenholm Court
Gibbs Village
Victor Tulane Court
Smiley Court.

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
 - Improved lighting
 - On site Courtesy Officer at new development Victor Tulane Gardens – if successful, the HA will consider this for its other properties.

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

- Trenholm Court
- Gibbs Village
- Victor Tulane Court
- Smiley Court

C. Coordination between PHA and the police

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

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

The Montgomery Police Department (MPD) is the first responder to all resident 911 calls.

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

- Trenholm Court,
- Gibbs Village
- Victor Tulane Court
- Smiley Court

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)]

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.

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 operations are on-going.

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:
 - Residents requested the HA to demolish the units at Smiley Court that cannot be occupied due to foundation faults.
 - Residents asked for improved safety and security measures.
 - Residents requested the HA to improve curb appeal of properties.

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:

- The application for demolition for the units at Smiley Court is being processed and is slated for submission in November of 2006. This partial demolition will help the density problem that currently exists.
- The HA is working with the respective law enforcement agency and the residents to help establish Neighborhood Watch programs in housing communities.
- The HA will improve and provide better lighting in public housing communities.
- The HA will have an on-site Courtesy Office at its new Victor Tulane Gardens development. If this proves to be a success, the HA proposes to do the same at its other properties.
- The HA has met with the Chief of Police as well as with the Officer in charge at the MPD's 911 operations in regard to the response time to calls made by public housing residents.

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)

The City Councilman/woman appoints a resident who lives in either public housing or is on the Section 8 program from within his/her district.

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - The two properties being discussed for mixed-finance development are located in and around the areas that are slated for improvement by the City.
- Other: (list below)

4. 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 of the City of Montgomery, Alabama.
- The Montgomery Housing Authority also serves 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

Trenholm Court RC President

Jacqueline Hall
849 North Union Circle
Montgomery, AL 36104

Smiley Court RC President

Lucy Tellis
3404-D Otis Lane
Montgomery, AL 36108

Richardson Terrace RC President

Judith Nelson – Member
1301 Adams Avenue #202
Montgomery, AL 36104

Paterson Court RC President

Debbie Jackson
21 Winnie Street
Montgomery, AL 36104

Victor Tulane Court RC President

Renetta Jackson
451 Yougene Curve
Montgomery, AL 36104

Cleveland Court RC President

Angela Hampton
660 Columbia Avenue
Montgomery, AL 36108

Gibbs Village RC President

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

Attachments

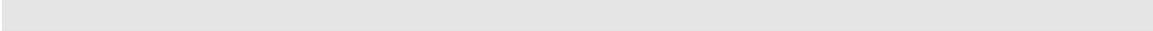
Use this section to provide any additional attachments referenced in the Plans.

Required Attachments:

- Attachment A: al006a01** - Admissions Policy for Deconcentration
- Attachment B: al006b01** - FY 2007 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)
- Attachment C: al006c01** - List of Resident Advisory Board Members
- Attachment D: al006d01** - List of Resident Board Member
- Attachment E: al006e01** - Community Service Description of Implementation
- Attachment F: al006f01** - Information on Pet Policy
- Attachment G: al006g01** - Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- Attachment H: al006h01** - PHA Management Organizational Chart
- Attachment I: al006i01** - FY 2007 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)
- Other (List below, providing each attachment name)
 - Attachment J: al006j01** - P & E Reports -
 - Attachment K: al006k01** - Voluntary Conversion Required Initial Assessments
 - Attachment L: al006l01** - Deconcentration Policy for Covered Developments
 - Attachment M: al006m01** - RASS Follow-up Plan
 - Attachment N: al006n01** - Certifications (As required Originals will be mailed to HUD)



Attachment al006a01

DECONCENTRATION RULE

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.

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: AL09P00650107 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2007 |
| <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: 09/30/2006 <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 | 200,000.00 | | | 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 | 105,468.00 | | | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | | | 0.00 |
| 9 | 1450 Site Improvement | 0.00 | | | 0.00 |
| 10 | 1460 Dwelling Structures | 3,100,000.00 | | | 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) | 3,857,468.00 | | | |
| 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 October 17, 2006.

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: AL09P00650107 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2007 | | | |
|--|--|--|----------|--------------------------|-------------------------------------|-------------------|----------------|----------------|
| 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>200,000.00</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 | | 170,000.00 | | | | |
| | <u>Administration</u> | <u>1410</u> | | <u>400,000.00</u> | | | | |
| HA-Wide | Nontechnical Salaries | 1410 | | 220,000.00 | | | | |
| HA-Wide | Employee Benefits | 1410 | | 63,000.00 | | | | |
| HA-Wide | Mod Inspector | 1410 | | 62,000.00 | | | | |
| HA-Wide | Construction Supervisor | 1410 | | 55,000.00 | | | | |
| HA-Wide | Mod Inspector | 1410 | | 62,000.00 | | | | |
| | | | | | | | | |

| | | | | | | | | |
|-----------------|---|----------------------|------------|----------------------------|--|--|--|--|
| HA-Wide | <u>Audit</u> | <u>1411</u> | | <u>2,000.00</u> | | | | |
| | | | | | | | | |
| | <u>Fees and Costs</u> | <u>1430</u> | | <u>105,468.00</u> | | | | |
| AL6-6 | A & E Fees | 1430 | | 33,623.00 | | | | |
| HA-Wide | Modernization Coordinator | 1430 | | 72,000.00 | | | | |
| | | | | | | | | |
| | <u>Nondwelling Equipment</u> | <u>1475</u> | | <u>0.00</u> | | | | |
| | | | | | | | | |
| AL6-6 | <u>Site Improvements</u> | <u>1450</u> | | <u>0.00</u> | | | | |
| AL6-6 | <u>Dwelling Structures</u> | <u>1460</u> | | <u>3,100,000.00</u> | | | | |
| Trenholm | | | | | | | | |
| Court | Handicapped | 1460 | 700,000.00 | | | | | |
| | 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 | | | | | |
| | | | | | | | | |
| AL6-6 | <u>Dwelling Equipment</u> | <u>1461.1</u> | | <u>50,000.00</u> | | | | |
| Trenhom | | | | | | | | |
| Court | Refrigerators | 1465.1 | | 30,000.00 | | | | |
| | Ranges | 1465.1 | | 20,000.00 | | | | |
| | | | | | | | | |
| | <u>Grand Total AL09P00650106</u> | | | <u>3,857,468.00</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: AL09P00650107 Replacement Housing Factor No: | | | | Federal FY of Grant: 2007 | |
|--|---|---|--------|---|---------|---------------------------|----------------------------------|
| 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 | | | | | | | |
| | | | | | | | |
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| | | | | | | | |
| | | | | | | | |

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: AL09R00650107 | | | Federal FY of Grant: 2007 |
| <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: 09/30/2006 <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 | 299,856.00 | 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) | 299,856.00 | 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: October 17, 2006.

Lemuel E. Boggs, Jr.
Interim Executive Director

Attachment al006c01

LIST OF RESIDENT ADVISORY BOARD MEMBERS

Resident Advisory Board

Trenholm Court RC President

Jacqueline Hall
849 North Union Circle
Montgomery, AL 36104

Smiley Court RC President

Lucy Tellis
3404-D Otis Lane
Montgomery, AL 36108

Richardson Terrace RC President

Judith Nelson – Member
1301 Adams Avenue #202
Montgomery, AL 36104

Paterson Court RC President

Debbie Jackson
21 Winnie Street
Montgomery, AL 36104

Victor Tulane Court RC President

Renetta Jackson
451 Yougene Curve
Montgomery, AL 36104

Cleveland Court RC President

Angela Hampton
660 Columbia Avenue
Montgomery, AL 36108

Gibbs Village RC President

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

Attachment aI006d01

RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD

PROFILE OF RESIDENT COMMISSIONER MS. DEBBIE JACKSON

Ms. Debbie Jackson was nominated by Councilor May and appointed by the Montgomery City Council on April 18, 2006 to serve on the Board of The Housing Authority of the City of Montgomery, Alabama, for an unexpired term ending July 15, 2009.

A native of Coosada, in Elmore County, Ms. Jackson is currently a resident of public housing and lives in the Paterson Court housing community where she has resided for fourteen years. She serves as the Paterson Court Resident Council President. Ms. Jackson plays an active part in her community. She has helped organize a small library at the Paterson Court Community Center. Ms. Jackson organizes for a weekly senior day out and continuously encourages the senior residents to participate. She also helps the senior residents get any assistance they may need to meet the cost of their medications. She continues to be a voice for the residents' concerns at the Resident Council Advisory Board meetings.

Ms. Debbie Jackson's goal is to do whatever it takes to help the residents of the Paterson Court housing community to build self esteem, understand who they are and to take pride in where they live.

Attachment al006e01
Community Service Description of Implementation

The following is the “Description of Implementation” of the Community Services policy:

The Property Managers ensure that each resident, eighteen years and older, signs the Community Services Requirements Policy that clearly outlines who is exempt and who is non-exempt. The consequence of non-compliance by those who are non-exempt is also explained to the head of household and each non-exempt family member.

In addition, to signing acceptance for receipt of the Community Services Policy, the head of household and each non-exempt family member is also given the Community Service Verification form.

They are informed that it is their responsibility to provide a signed Community Service Verification form to the Property Manager at least thirty days prior to the time of recertification. If this is not done, a determination of non-compliance will be made by the Property Manager and the resident notified, in writing, of their non-compliance [See attachment 3 of *Community Services Requirements Policy* attached herewith.]

Further, the non-exempt resident is informed that if they fail to perform his/her required community service, the MHA may opt not to renew their lease. This is contained in our Admissions and Continued Occupancy Policy (ACOP) and in statement “X” of the Dwelling Lease that references “All Policies.”

The Community Service Verification form becomes a part of the residents file and is tracked during annual re-examination.

Property Managers are also required to check with the agencies, on a quarterly basis, to verify the information provided in the Community Service Verification form.

The Montgomery Housing Authority has adopted and implements the *Community Services Requirements Policy* [as attached herewith].

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

Index

Section I. Community Services Requirement.....1

Section II Criteria for Exempt Status.....1

Section III Proof of Compliance with the Community Services Requirements.....2

Section IV Failure to comply with the Community Service Requirements.....2

Section V Qualifying Agencies and other Agency approvals for Volunteer Community Services.....3

Section VI Qualifying Agency for Participation in an economic self-sufficiency program for 8 hours per month.....3

Section VII Procedure for Processing Changes to Exempt or Non-Exempt Status.....4

Attachment 15

Attachment 26

Attachment 37

Attachment 48

Appendix “A”9

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**
- **HOMEBUYERS EDUCATION**
- **SUMMER 4-H CLUB PROGRAM**

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

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

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

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,

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.

Note:

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

2. Responsible Pet Ownership: Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of 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.

- 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.

Attachment al006g01

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.

BOARD OF COMMISSIONERS

Interim Executive Director
Lemuel (Lane) Boggs, Jr.

Attachment a1006h01
As of 10/31/2006

EXECUTIVE DIRECTOR

SECTION 8
Section 8 Director
Cathy Harris
Assist. Sec. & Dir.
Beverly Toodle
Housing Specialist II
Terri Thornton
Zett Ellis
Barbara Provitt
Sandy Stephens
Cynthia Williams
Marilyn Griffin
Housing Specialist I
Nancy Holt
Tammy Riggins
Sec. & Homeownership Coordinator
Cecelia Thomas

PERSONNEL
Personnel Manager
Rudy Martinez

Clerk Typist
Barbara Taylor

MODERNIZATION
Mod Coordinator
Charles Bailey
Construction Supervisor
Ricky Maxwell

Quality Assurance Applications Dev. Mgr.
Frances Nickols

Public Safety Coordinator
Reggield Davis

COMPTROLLER DIVISION

Assistant. Executive Director/Comptroller
Lemuel (Lane) Boggs, Jr.

ACCOUNTING
Assist. Comptroller
Gail Moseley
Accountants
Rebecca Sorrells
Donna DeLong
Account Clerks
Deann Smith
Dolly Pettis

HARDWARE
Computer Opr. Mgr.
David Tompkins

Network Administrator
Ralph Hepburn

SOFTWARE
User Support Analyst
Beth Edwards

RISK CONTROL
Risk Control Administrator
Judy Singley

PROPERTY MANAGEMENT DIVISION

Patsy Bass, ea Property Manager

Trenholm Court
Property Mgr.
Debra Fields
Asst. Prop. Mgr.
Mary Jones
Asst. Prop. Mgr.
Tamara Teague
Maint. Mechanics
Quincy McCall
Tony Wells
Walter James

Tulane Court
Property Mgr.
Dee McCall
Asst. Prop. Mgr.
Melinda Dawkins
Maint. Mechanics
Sylvester Jefferson
Otis Simpson
Jimmy Vinson

Cleveland Court
Property Mgr.
Toni Tatum
Asst. Prop. Mgr.
Maxine Jones
Com. Worker
George Davis
Maint. Mechanics
Leon Harris
Gerald Ramsey

Tulane Gardens
Property Mgr.
LaKenya Webster
Asst. Prop. Mgr.
Vacant
Com. Worker
Sylvetta Moore
Maint. Aide
Johnny Norman

Riverside Heights
Property Manager
(Vacant)
Asst. Prop. Mgr.
Yvonne Payton
Temporary Clerk
Maint. Mechanics
Bronell Moore
Maint. Aides
Jesse Johnson
William Dixon
Charlie Palmer
Brenda Williams
Mary Bell
Alice Thorn

Gibbs East/West
Property Mgr.
Cynthia Motley
Asst. Prop. Mgr. [E]
Kerry Revell
Asst. Prop. Mgr. [W]
Tamara Teague
Clerk II [E]
Gloria Smiley
Clerk II [W]
Dora Belser
Com. Worker [E&W]
Fredda Perryman
Maint. Mechanics[E&W]
Charlie Deramus
John Kelly
Curtis Cook
Joe Boyd
Cedric Cleveland
Raefel Stinson

Smiley Court
Property Mgr.
Chuck McCarter
Asst. Prop. Mgr.
Lucy Pickett
Clerk II
Erica Walker
Cris Kelly
Robert Pettitway
Tommy Duncan
Curtis Lloyd

Paterson Court
Property Mgr.
LaTonya Jeter
Asst. Prop. Mgr.
Regina Lige
Maint. Mechanics
Greg Palmer
Willie Clayton

| PHA Name Housing Authority of the City of Montgomery, AL | | ☐Original 5-Year Plan ☐Revision No: | | | | <u>Attachment al006i01</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 al006j01

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

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

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: #3)
 Performance and Evaluation Report for Period Ending: 09/30/2006
 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 |
|--|--|---|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: #3)
 Performance and Evaluation Report for Period Ending: 09/30/2006 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 October 17, 2006

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 | |
|---|---|--|--------|---|---------|---------------------------|----------------------------------|
| 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: 09/30/2006 <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 October 17, 2006

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 | |

| | | | | | | | | |
|---------|-------------------------------------|-------------|--|-----------------------|---------|---------|------------|--|
| | <u>Administration</u> | 1410 | | <u>526,975</u> | 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: 09/30/2006 <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 | 97,117 | 97,117 | 97,116.59 |
| | Management Improvements Hard Costs | 0 | 0 | 0 | 0 |
| 4 | 1410 Administration | 422,000 | 0 | 0 | 0 |
| 5 | 1411 Audit | 2,000 | 0 | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | 0 |
| 7 | 1430 Fees and Costs | 150,000 | 153,433 | 153,433 | 153,432.24 |
| 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 | 2,258,138 | 2,258,138 | 2,258,138.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 50,000 | 0 | 0 | 0 |
| 12 | 1470 Nondwelling Structures | 0 | 935,259 | 935,259 | 767,218.35 |
| 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 | 707.00 |
| 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) | 3,625,497 | 3,625,497 | 3,625,497 | 3,426,612.18 |
| 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 October 17, 2006

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 | Operations | 1406 | | 0 | | | | |
| | Management Improvements | 1408 | | 331,000. | 97,117.00 | 97,117.00 | 97,116.59 | |
| 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 | | 57966.50 | 57,966.50 | |
| HA-Wide | STEP | 1408 | | | | | 2,421.43 | |
| HA-Wide | Family Guidance Center | 1408 | | 15,000 | | 15,000 | 0 | |
| HA-Wide | Investigative Unit | 1408 | | | | | 6,602.00 | |
| HA-Wide | Drug Testing | 1408 | | | | | 2,290.00 | |
| HA-Wide | Security System | 1408 | | | | | 6,274.90 | |
| HA-Wide | Security Guard | 1408 | | | | | 7,336.40 | |
| HA-Wide | Boys & Girls Club | 1408 | | | | | 14,225.77 | |
| | Administration | 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 | Audit | 1411 | | 2,000 | 0.00 | 0 | 0 |
| | | | | | | | |
| | Fees & Costs | 1430 | | 152,809 | 153,433 | 153,433. | 153,432.24 |
| AL6-9 | A & E Fees | 1430 | | 80,809 | | 80,809 | 153,432.24 |
| 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 | 150,000.00 | |
| AL6-22 | | | | | | | | |
| Tulane Court | <u>Dwelling Structures</u> | 1460 | | 1,958,137 | 2,258,138 | 2,258,138 | 2,258,138.00 | |
| | 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 | 935,259 | 935,259 | 767,218.35 | |
| | AL6-12 Community Center/Rent Office | | | | | | | |
| AL6-13 | | | | | | | | |
| | <u>Demolition</u> | 1485 | | 250,000 | 0 | 0 | 0 | |
| | AL6-13 68 units to be demolished | | | | | | | |
| AL6-9 | | | | | | | | |
| Tulane Court | <u>Relocation Costs</u> | 1495 | | 31,500 | 31,500 | 31,500 | 707.00 | |
| | | | | | | | | |
| | <u>Grand Total AL09P00650103</u> | | | 3,625,497.00 | 3,625,497 | 3,625,497.00 | 3,426,612.18 | |

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 |
|--|--|----------------------------------|

| 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 | | | | | | | |
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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 |
|--|---|-------------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2006
 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 | 276,941.19 |
| | Management Improvements Hard Costs | 0 | | 0 | 0 |
| 4 | 1410 Administration | 422,000 | | 422,000 | 293,425.25 |
| 5 | 1411 Audit | 2,000 | | 2,000 | 0 |
| 6 | 1415 Liquidated Damages | 0 | | 0 | 0 |
| 7 | 1430 Fees and Costs | 150,000 | | 150,000 | 150,000.00 |
| 8 | 1440 Site Acquisition | 0 | | 0 | 0 |
| 9 | 1450 Site Improvement | 0 | | 0 | 0 |
| 10 | 1460 Dwelling Structures | 3,261,339 | | 3,261,339 | 2,127,591.93 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 50,000 | | 50,000 | 23,576.40 |
| 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 | 2,871,534.77 |
| | Amount of line XX Related to LBP Activities | | | | |
| | Amount of line XX Related to Section 504 compliance | 661,500 | | 661,500 | 0 |

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: 09/30/2006 <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 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 October 17, 2006.

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 | 276,941.19 | |
| | 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 | 229,828.08 | |
| | Investigative Unit | | 1408 | | | | | 5,960.00 | |
| | Drug Testing | | 1408 | | | | | 800.00 | |
| | Security Systems | | 1408 | | | | | 11,416.23 | |
| | Boys & Girls Club | | 1408 | | | | | 18,331.46 | |
| | Security Guard | | 1408 | | | | | 2,769.20 | |
| | Step Program | | 1408 | | | | | 7,836.22 | |
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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 | 293,425.25 | | |
| HA-Wide | Nontechnical Salaries | | 1410 | | 270,000.00 | 270,000.00 | 79,910.43 | | |
| HA-Wide | Employee Benefits | | 1410 | | 90,000.00 | 90,000.00 | 7,769.51 | | |
| HA-Wide | Mod Coordinator | | 1410 | | 62,000.00 | 62,000.00 | 108,927.57 | | |
| HA-Wide | Construction Supervisor | | | | 0.00 | 0.00 | 96,817.74 | | |
| | | | | | | | | | |
| HA-Wide | Audit | | 1411 | | 2,000.00 | 2,000.00 | 0.00 | | |
| | | | | | | | | | |
| | Fees and Costs | | 1430 | | 150,000.00 | 150,000.00 | 150,000.00 | | |
| AL6-9 | A&E Fees | | 1430 | | 78,000.00 | 78,000.00 | 150,000.00 | | |
| 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 | | 3,261,339.00 | 3,261,339.00 | 2,127,591.93 | | |
| 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 | 23,576.40 | |
| | Refrigerators | | 1461.1 | | 30,000.00 | 30,000.00 | 23,576.40 | |
| | 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 | |
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| | | | | | | | | |
| | Grand Total AL09P00650104 | | | | 3,625,497.00 | 3,625,497.00 | 2,871,534.77 | |

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 |
|--|--|-------------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending: 09/30/06
 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 |
| 14 | 1485 Demolition | 0.00 | | 0.00 | 0.00 |

| | | Original | Revised | Obligated | Expended |
|----|---|-----------------|----------------|------------------|-----------------|
| 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: October 17, 2006

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 | |

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|----------------------|---|----------------------|------------|----------------------------|--|----------------------------|--------------------|
| | | | | | | | |
| | <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 | | | | | | | |
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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 | 200,000.00 | | | 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 | 105,468.00 | | | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | | | 0.00 |
| 9 | 1450 Site Improvement | 0.00 | | | 0.00 |
| 10 | 1460 Dwelling Structures | 3,100,000.00 | | | 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 | | | |
| 15 | 1490 Replacement Reserve | 0.00 | | | |

| | | Original | Revised | Obligated | Expended |
|----|---|-----------------|----------------|------------------|-----------------|
| 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) | 3,857,468.00 | | | |
| 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 October 17, 2006

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: 09/30/06 <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 October 17, 2006

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 | | | | | | | | |
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| | | | | | | | | |
| | <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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2006 <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 Collaterization or Debt Service | 0 | 0 | 0 | 0 |
| 20 | 1502 Contingency | 0 | 0 | 0 | 0 |

| | | | | | |
|----|---|------------|------------|------------|------------|
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 501,613.00 | 501,613.00 | 501,613.00 | 501,613.00 |
| 22 | Amount of line 21 Related to LBP Activities | 0 | 0 | 0 | 0 |
| 23 | Amount of line 21 Related to Section 504 compliance | 0 | 0 | 0 | 0 |
| 24 | Amount of line 21 Related to Security – Soft Costs | 0 | 0 | 0 | 0 |
| 25 | Amount of Line 21 Related to Security – Hard Costs | 0 | 0 | 0 | 0 |
| 26 | Amount of line 21 Related to Energy Conservation Measures | 0 | 0 | 0 | 0 |

Signed:

Date October 20, 2006

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: 09/30/2006 <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 October 17, 2006.

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: 09/30/2006 <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 October 17, 2006

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: 09/30/2006 <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 | 335,397.00 | 319,759.65 | |
| 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 | 319,759.65 |
| 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 October 17, 2006

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: 09/30/2006 <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 | 299,856.00 | 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) | 299,856.00 | 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: October 17, 2006

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: AL09R00650203 | | 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: 09/30/2006 <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 | 847,991.00 | 0 | 847,991.00 | 613,371.00 |
| 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) | 847,991.00 | 0 | 847,991.00 | 613,371.00 |
| 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: October 17, 2006

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: AL09R00650205 | | 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: 09/30/2006 <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 | 406,745.00 | 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) | 406,745.00 | 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: October 17, 2006

Lemuel E. Boggs, Jr.
Interim Executive Director

Attachment aI006k01

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 | YES | No | No | Yes |
| 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 | YES | No | No | Yes |
| 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) \$ 354.33

b. Section 8 HUD 52681, Line 30 (23 new): \$7,772.539 divided
by Line 11 (6 new)): \$ 16,893 = avg. unit cost \$ 460.10

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) \$ 354.33

b. Section 8 HUD 52681, Line 30 (23 new): \$7,772.539 divided
by Line 11 (6 new)): \$ 16,893 = avg. unit cost \$ 460.10

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) \$ 354.33
- b. Section 8 HUD 52681, Line 30 (23 new): \$7,772.539 divided
 by Line 11 (6 new)): \$ 16,893 = avg. unit cost \$ 460.10
- 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.
- 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) \$ 354.33

b. Section 8 HUD 52681, Line 30 (23 new): \$7,772.539 divided
by Line 11 (6 new)): \$ 16,893 = avg. unit cost \$ 460.10

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) \$ 354.33

b. Section 8 HUD 52681, Line 30 (23 new): \$7,772.539 divided
by Line 11 (6 new)): \$ 16,893 = avg. unit cost \$ 460.10

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) \$ 354.33

b. Section 8 HUD 52681, Line 30 (23 new): \$7,772.539 divided
by Line 11 (6 new)): \$ 16,893 = avg. unit cost \$ 460.10

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) \$ 354.33
- b. Section 8 HUD 52681, Line 30 (23 new): \$7,772.539 divided
by Line 11 (6 new)): \$ 16,893 = avg. unit cost \$ 460.10
- 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) \$ 354.33

b. Section 8 HUD 52681, Line 30 (23 new): \$7,772.539 divided
by Line 11 (6 new)): \$ 16,893 = avg. unit cost \$ 460.10

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) \$ 354.33

b. Section 8 HUD 52681, Line 30 (23 new): \$7,772.539 divided
by Line 11 (6 new)): \$ 16,893 = avg. unit cost \$ 460.10

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) \$ 354.33

b. Section 8 HUD 52681, Line 30 (23 new): \$7,772.539 divided
by Line 11 (6 new)): \$ 16,893 = avg. unit cost \$ 460.10

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

Signature of Executive Director

Date

Attachment al006101

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:

| <u>Deconcentration Policy for Covered Developments</u> | | | |
|---|------------------------|--|---|
| 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 \$775.00) | Disposition application filed. |
| Riverside Heights 6-7 | 91 | Below the 85% AVG (less than \$600.00) | Disposition application filed. |
| Cleveland Court 6-2 | 149 | Below the 85% AVG (less than \$476.00) | Low Communities will be equalized according to ACOP |
| Tulane Court 6-3 | 216 | Below the 85% AVG (less than \$39.00) | Low Communities will be equalized according to ACOP |
| Richardson Terrace 6-14 | 100 | Above the 115% AVG (less than \$729.00) | Communities above AVG will be equalized according to ACOP |

MONTGOMERY HOUSING AUTHORITY

**2006 FOLLOW UP PLAN
RESIDENT SATISFACTION SURVEY
July 31, 2006**

| <i>HUD/Residents Targeted Problem Area</i> | <i>Question</i> | <i>Action to be Taken</i> | <i>Target Date to Begin</i> | <i>Funding Source</i> |
|--|---|--|---------------------------------|-----------------------------------|
| 1. COMMUNICATION | Do you think management provides you information about: maintenance and repair (for example: water shut-off, boiler shut-down, modernization activities)? | Community-based maintenance has been implemented and residents will have stable staff that they will get to know. Unless an emergency arise, residents are notified in advance of any repairs. | continuing | Operating Fund |
| | | | | |
| | | Management plans to develop a professional and durable welcome packet for all new residents, to be distributed upon move in. The packets, or binders will contain all information they will need regarding rules of lease, location of information and announcements in their communities, housekeeping rules, pertinent schedules and regular meeting information, contact information, etc. It will be formatted for easy and quick reference, providing all necessary information in one location. The binders will also be distributed to current residents for them to keep handy in their units. | continuing | Resident Participation Activities |
| | | Management plans to develop a new orientation video for all new residents to view prior to, or upon recent move-in to public housing. It will highlight safety information, housekeeping tips, and resident rights and responsibilities. Residents will b e required to sign confirmation that they have viewed the video, and were given opportunity to ask questions regarding their lease, etc. | continuing | |

MONTGOMERY HOUSING AUTHORITY

**2006 FOLLOW UP PLAN
RESIDENT SATISFACTION SURVEY**

July 31, 2006

| <i>HUD/Residents Targeted Problem Area</i> | <i>Question</i> | <i>Action to be Taken</i> | <i>Target Date to Begin</i> | <i>Funding Source</i> |
|--|--|---|---------------------------------|---------------------------|
| | Do you think management provides you information about: the rules of your lease? | Residents will continue to be issued a copy of their lease when they move in and continue to be orientated on the rules in the lease during their move in interview. | continuing | Operating Fund |
| | | Community Workers have been placed in each Management office to assist the Managers with the community services, community mobility, program implementations, inspections, and any other HUD changes and/or local housing changes | continuing | Capital Fund Program |
| | | A copy of the Admissions and Continue Occupancy policy will remain posted and available for the residents' review in each management office. | continuing | Operating Fund |
| | | Managers and staff will attend various seminars to enhance their knowledge of HUD regulations and any changes. | continuing | Operating Fund |
| | Do you think management provides you information about: meetings and events? | Residents will continue to be informed of any meetings and events for residents by hand mail and U.S. Postal service. Flyers will be posted in various locations in each community. | continuing | Operating Fund |

MONTGOMERY HOUSING AUTHORITY

**2006 FOLLOW UP PLAN
RESIDENT SATISFACTION SURVEY**

July 31, 2006

| <i>HUD/Residents Targeted Problem Area</i> | <i>Question</i> | <i>Action to be Taken</i> | <i>Target Date to Begin</i> | <i>Funding Source</i> |
|--|-----------------|--|---------------------------------|---------------------------|
| | | | | |
| | | We will incorporate one-on-one explanation of the RASS survey process to every current resident during annual recertification, and to every new resident during orientation, so that they will have a clearer understanding and the importance of responding to this survey promptly. We will also include RASS on our orientation/recertification checklist requiring residents to sign that we have explained the process. Residents will be advised of their rights and responsibilities in this process. A RASS flyer will also be provided at orientation/recertification. An explanation will also be included in the new video. | continuing | Operating Fund |
| | | We will continue to post all information in manager's office on HUD changes; community changes and events. | continuing | Operating Fund |

MONTGOMERY HOUSING AUTHORITY

**2006 FOLLOW UP PLAN
RESIDENT SATISFACTION SURVEY
July 31, 2006**

| <i>HUD/Residents Targeted Problem Area</i> | <i>Question</i> | <i>Action to be Taken</i> | <i>Target Date to Begin</i> | <i>Funding Source</i> |
|--|--|---|---------------------------------|---------------------------|
| | | | | |
| | Do you think management is: courteous and professional with you? | Training is ongoing for staff in communication skills, interview skills and customer satisfaction. | continuing | Operating Fund |
| | Do you think management is: supportive of your resident/tenant organization? | Management attends monthly resident council meetings. | continuing | Operating Fund |
| | | | | |
| | Are you involved in a resident/tenant organization in your housing property? | The Community Workers, Housing Managers and Resident Council Presidents are constantly speaking to residents to participate in their organizations. We will continue to encourage attendance and assist in mobilizing each community. Some are more active than others. | continuing | Operating Fund |

MONTGOMERY HOUSING AUTHORITY

**2006 FOLLOW UP PLAN
RESIDENT SATISFACTION SURVEY**

July 31, 2006

| <i>HUD/Residents Targeted Problem Area</i> | <i>Question</i> | <i>Action to be Taken</i> | <i>Target Date to Begin</i> | <i>Funding Source</i> |
|--|--|--|---------------------------------|---------------------------|
| 2. SAFETY | How safe do you feel: in your unit/home? | We have installed a perimeter fence in Tulane Gardens and Cleveland Court and will continue to try to set up neighborhood watches in all communities | continuing | Operating Fund |
| | How safe do you feel: in your building? | We will continue to plan safety meetings for the residents to discuss things they can do to report crime and criminal activity. | continuing | Operating Fund |
| | How safe do you feel: in your parking area? | Our parking areas are well lighted with tamper-proof globes that deter breakage. We encourage residents to request replacements when damage occurs. | continuing | |
| | Do you think any of the following contribute to crime in your property? (mark all that apply) - Bad lighting | We will improve the outside lighting in targeted areas to help prevent criminal activities. | continuing | Operating Fund |
| | Do you think any of the following contribute to crime in your property? (mark all that apply) - Broken locks | Maintenance will continue to maintain the locks on each unit to make sure they are working properly and units are secured. Locks are inspected daily for security by site maintenance. | continuing | Operating Fund |
| | Do you think any of the following contribute to crime in your property? (mark all that apply) – Location of housing property | Some of our properties are located in the downtown area . Properties are sought elsewhere throughout the city. | | |

MONTGOMERY HOUSING AUTHORITY

**2006 FOLLOW UP PLAN
RESIDENT SATISFACTION SURVEY**

July 31, 2006

| <i>HUD/Residents Targeted Problem Area</i> | <i>Question</i> | <i>Action to be Taken</i> | <i>Target Date to Begin</i> | <i>Funding Source</i> |
|--|---|---|---------------------------------|---------------------------|
| | Do you think any of the following contribute to crime in your property? (mark all that apply) – Police do not respond | We are constantly collaborating with the local police department to serve the entire city and we have received a commitment. Outsiders cause the majority of crime committed on housing properties. | continuing | Operating Fund |
| | Do you think any of the following contribute to crime in your property? (mark all that apply) – Residents don't care | Management continues to encourage residents to report crime by calling the manager and the local police department. It is the idea of some residents that if it doesn't happen to them, they do not care to get involved. | continuing | Operating Fund |
| | Do you think any of the following contribute to crime in your property? (mark all that apply) - Resident screening | We will continue to require police reports on applicants to public housing. If applicants are ineligible because of their past criminal activity, housing is denied. | continuing | Operating Fund |
| | | We will try to do more education with residents on the role of the police department. | continuing | Operating Fund |
| | Do you think any of the following contribute to crime in your property? (mark all that apply) - Vacant units | We will continue to strive to fill all vacant units in order to decrease crime and vandalism, and to keep trespassers out. | continuing | Operating Fund |

MONTGOMERY HOUSING AUTHORITY

**2006 FOLLOW UP PLAN
RESIDENT SATISFACTION SURVEY**

July 31, 2006

| <i>HUD/Residents Targeted Problem Area</i> | <i>Question</i> | <i>Action to be Taken</i> | <i>Target Date to Begin</i> | <i>Funding Source</i> |
|--|---|--|---------------------------------|---------------------------|
| | | We encourage residents to call the Montgomery Housing Authority Investigative Unit (MHAIU) K-9 to patrol and detect the illegal presence of unlawful narcotics in our housing communities. | continuing | Operating Fund |
| | | | | |
| | If residents in your property break the rules in the lease that pertain to safety, does management take action? | Management/resident conferences are held when needed. | continuing | Operating Fund |
| | If management takes action, how would you rate its action? | Management actions are very direct and well taken. Lease reviews are very effective. | continuing | |
| 3. HOUSING PROPERTY APPEARANCE | How satisfied are you with the upkeep of the following areas in your property: common areas (for example: stairways, walkways, hallways, etc.)? | On site maintenance has been implemented and trash and debris is picked up daily. Management continues to enforce the Litter Policy by passing out trash bags to residents for use in aiding maintenance in cleaning up in all areas. Residents are taking a more active role in cleaning communities. | continuing | Operating Fund |

MONTGOMERY HOUSING AUTHORITY

**2006 FOLLOW UP PLAN
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|--|---|---|---------------------------------|-------------------------------------|
| | | | | |
| | | Spring planting was done in several communities. We are beginning a project to combat the erosion in all communities and lay sod to make the area look more attractive. We will also fill eroded areas near sidewalks and entryways. | continuing | Donation from landscaping companies |
| | How satisfied are you with the upkeep of the following areas in your property: exterior of buildings? | The Resident Council and management will continue to council with residents on their responsibility to upkeep the exterior area immediately surrounding their apartment. Maintenance will continue to clean these same areas as well. | continuing | Operating Fund |
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MONTGOMERY HOUSING AUTHORITY

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RESIDENT SATISFACTION SURVEY
July 31, 2006**

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|--|---|---|-----------------------------|-----------------------|
| | | | | |
| | How satisfied are you with the upkeep of the following areas in your property: parking areas? | Parking lots are kept free of trash and inoperable cars by towing and routinely cleaning these areas. | continuing | Operating Fund |
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| | | | | |
| | How often, if at all, are any of the following a problem in your property: abandoned cars? | Managers enforce this by taking pictures of abandoned and/or inoperable vehicles, tag and have towed if not removed – enforcing the vehicle parking policy. | continuing | Operating Fund |
| | How often, if at all, are any of the following a problem in your property: broken glass? | Residents and maintenance personnel will continue to clean the grounds. Gas powered sweeper will be used as often as possible to clear glass in affected areas. | continuing | Operating Fund |

MONTGOMERY HOUSING AUTHORITY

**2006 FOLLOW UP PLAN
RESIDENT SATISFACTION SURVEY**

July 31, 2006

| <i>HUD/Residents Targeted Problem Area</i> | <i>Question</i> | <i>Action to be Taken</i> | <i>Target Date to Begin</i> | <i>Funding Source</i> |
|--|---|---|---------------------------------|---------------------------|
| | How often, if at all, are any of the following a problem in your property: graffiti? | Maintenance will continue to sandblast graffiti from all affected buildings. | continuing | Operating Fund |
| | How often, if at all, are any of the following a problem in your property: noise? | Managers will continue to orientate residents on the requirements of their lease. Disruptive noise is a lease violation that will continue to be enforced. | continuing | Operating Fund |
| | How often, if at all, are any of the following a problem in your property: rodents and insects (indoors)? | An exterminator has been contracted with and will visit all units once every three months for preventative maintenance extermination, respond to extermination requests and treat buildings and sites for ants, rodents and reptiles. Residents will also assist with control. | continuing | Operating Fund |
| | How often, if at all, are any of the following a problem in your property: trash/litter? | Residents will continue to be empowered to keep areas cleaned and lease violations will be enforced. Gas powered sweeper will be used and trash trucks will visit each area as often as possible. Litter and other trash policies will be enforced to make communities more attractive. | continuing | Operating Fund |
| | How often, if at all, are any of the following a problem in your property: vacant units? | Vacant Units are boarded up to keep vandals and trespassers out. Management will continue to rent these units with a sense of urgency. | continuing | Operating Fund |

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.

December 22, 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 2005-2009 AND ANNUAL PLAN 2007

Please be advised that our PHA 5-Year Plan 2005-2009 and Annual Plan 2007 - al006v01 along with attachments al006a01 through al006n01 was approved by the MHA Board of Commissioners on December 19, 2006 and has been electronically submitted today, December 22, 2006 for review and approval by your department.

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

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