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

For Public Hearing and Board Approval on December 18th 2007

Note:
No public comments were received during the 45-day comment period.

PHA Plans: al006v01

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2008

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: Montgomery Housing Authority **PHA Number:** AL006

PHA Fiscal Year Beginning: (04/2008)

PHA Programs Administered:

☒**Public Housing and Section 8** ☐**Section 8 Only** ☐**Public Housing Only**
Number of public housing units: 2079 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 www.mhatoday.org
☐ 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 the City of 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 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 will receive from the 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. A demolition application for Tulane Court is being processed and submission is scheduled to take place in the next couple of months; the Part 58 Environmental review report is being

worked on. A Development Partner has been chosen for the planned mixed income/mixed finance development of Victor Tulane Court; Also, Klien Hornig LLP was awarded the contract to provide legal services for mixed income/mixed finance development. The MHA plans to hire a "Development Director."

☒ 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** (3/31/2007)

- 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) **56** (3/31/2007)

- The MHA will seek approval to contract with TAG Associates, Inc., to administer and manage the daily operations of the Montgomery Housing Authority's Housing Choice Voucher program to include management improvements, SEMAP indicators, RIM compliance, issuance of relocation vouchers and Housing Choice vouchers to those on the new waiting list compiled under the lottery system, etc.
- TAG Associates, Inc. will also be contracted to administer and manage the Disaster Housing Assistance Program (DHAP).

☒ 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 is presenting new residents with the 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.

Note: The MHA residents are yet to receive the Customer Service and Satisfaction Surveys from HUD. Therefore, there is no RASS Follow-up Plan to be certified at this time.

☒ 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.
- Investigate the feasibility of sending utility allowance payments electronically to the Utility companies for HCV recipients by 3-31-2008 or 3-31-2009.
- Research the possibility of implementing more on-site services for our residents.

☒ Renovate or modernize public housing units:

- Plan for improvements at Richardson Terrace: (a) Heat Pumps (b) Generator for the Elevators.
- Plan for improvements at Paterson Court: (a) Air conditioning cages (b) resurface streets and parking areas.
- Plan for improvements at Smiley Court: (a) Central air-conditioning; (b) After demolition of the 76 structurally damaged units [application made and pending approval from SAC] additional localized play areas are planned.
- Install playground equipment at Victor Tulane Gardens
- Improve curb appeal and parking space, as needed, at all properties
- Purchase parcel of land, based upon appraisal and Board/HUD approval, adjacent to Victor Tulane Court, will house a maintenance shop that will service Victor Tulane Gardens and the planned mixed-income/mixed finance development that will replace the remaining units at the Tulane Court development.
- Purchase parcel of land, based upon appraisal and Board/HUD approval, adjacent to Cedar Park which site the PHA proposed to utilize for its offices (Central, Section 8, Procurement and Modernization.)

☒ Demolish or dispose of obsolete public housing: The MHA plans to improve some of its housing stock by doing of the following:

- Disposition: The MHA has closed on the sale of Riverside Heights AL 6-4. Closing on Riverside Heights AL 6-1 and AL 6-7 is in rogress.
- HUD approved the MHA's Mixed Income/Mixed Finance Plan for the redevelopment of the remaining portion of Victor Tulane Court; This redevelopment will be funded by using the proceeds from the sale at Riverside Heights and by making application for tax credit monies. RFP's will be issued for a market analysis and for a feasibility survey of the Tulane Court development.
- An application made for Demolition/Disposition of Victor Tulane Court AL 6-3 and the remaining portion of AL 6-9 is pending – the Part 58 Environmental Review is to be completed and submitted. Relocation

vouchers will be applied for upon approval of the demolition/disposition application. The MHA's Plan to redevelop this property as a mixed finance/mixed income development was approved by HUD and it has since partnered with The Integral Group & Gateway construction on this project. It has also entered into an agreement with Klien Hornig, LLP for representation of legal services for mixed income/mixed finance development.

- Application for partial demolition of 76 structurally damaged units, beyond repair at Smiley Court A: 6-13 pending approval from SAC-Chicago. [This will improve density – upon completion of the demolition, localized play areas are planned.]
- Demolition/Disposition of Trenholm Court, and possible HOPE VI application.

Note: The board accepted the recommendation of the modernization committee on 10/17/06 to first consider Victor Tulane Court [AL 6-3 and the remaining portion of AL 6-9] for demolition/disposition; and, to wait on HOPE VI funding, should it be available, to do Trenholm Court.

- The PHA plans to hire a Development Director who will oversee all actions relating to the development of new and/or improved housing.
- Proposal to purchase parcel of property adjacent to Cedar Park – the MHA is contemplating building its Central Office and Section 8 Office on the Cedar Park site as well examining the possibility of developing some low-income housing for homeownership on this site.

☒ Provide replacement public housing:

- A comprehensive redevelopment plan was 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 MHA's Plan to first redevelop the remaining portion of Victor Tulane Court as a mixed finance/mixed income development was approved by the Board and HUD. The MHA has since partnered with The Integral Group & Gateway construction on this project. It has also entered into an agreement with Klien Hornig, LLP for representation of legal services for mixed income/mixed finance development. The Authority will use up to $12 million of seed funding from the sale of Riverside Heights AL 6-4, AL 6-1 and AL6-7 and will also apply for tax credits.
- All residents displaced by the redevelopment plans will be properly relocated and relocation vouchers will also be applied for, as needed.

☒ 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.
- The MHA is contemplating security cameras for at strategic locations in 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 briefed at initial voucher issuance.

☒ 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 03-31-2008.
- 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 for public housing. Applications are taken at site for both the Public Housing and Section 8 programs.

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, 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:

- Public Housing: 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.
- Section 8: Measures to provide deconcentration for Section 8 applicants include a website to be established to provide prospective tenants and landlords with available unit locations by poverty levels and census tracts – to be completed by 3/31/2008.

☒ 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 is contemplating installing video cameras in housing communities.
- MHA staff continues to encourage resident participation to enable successful implementation of Neighborhood Watch programs in housing communities.
- Increase and improve lighting in all housing communities.
- Upon disbanding the MHA Investigative Unit, we established a Public Safety Coordinator position that was filled by the MHA Chief Investigator Reggield Davis. This enabled the Authority to retain its ORI number and continue to operate the NCIC machine that has since been upgraded to allow for a faster search time. Our Public Safety Coordinator, who is also a post certified police officer, continues to communicate with ABI and FBI on matters concerning our applicants' finger prints and maintains a working relationship with the MPD who

provide us with daily incident and arrest reports in our housing communities.

☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- The Richardson Terrace AL6-14 housing development is designated for the "elderly and disabled" and in April 2008 the MHA will need to apply for a two-year extension to enable this property retain its "elderly and disabled" designation.

☒ Other: (list below)
- The MHA continues 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: 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). The PHA is also educating residents at the time of orientation on the new Violence Against Women Act.

☒ 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, landlord tenant law, new Violence Against Women Act, 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 Association.
- 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 20
[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 2008 Annual Plan 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, 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.

Table of Contents

Page #

Annual Plan

i. Executive Summary …… 1

ii. Table of Contents

1. Housing Needs …….. 6
2. Financial Resources …….. 12
3. Policies on Eligibility, Selection and Admissions …… 14
4. Rent Determination Policies …… 23
5. Operations and Management Policies …….. 28
6. Grievance Procedures ……... 29
7. Capital Improvement Needs ……..... 30
8. Demolition and Disposition …… 32
9. Designation of Housing ……..... 35
10. Conversions of Public Housing ……... 36
11. Homeownership …… 38
12. Community Service Programs …….. 40
13. Crime and Safety …….. 44
14. Pets (Inactive for January 1 PHAs) …….. 46
15. Civil Rights Certifications (included with PHA Plan Certifications)……46
16. Audit …… 46
17. Asset Management ……47
18. Other Information …… 50

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 al006a01**

☒ FY 2008 Capital Fund Program Annual Statement **- Attachment 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 al006c01**

☒ List of Resident Board Member – **Attachment al006d01**

☒ Community Service Description of Implementation – **Attachment al006e01**

☒ Information on Pet Policy – **Attachment al006f01**

☒ Section 8 Homeownership Capacity Statement, if applicable – **Attachment al006g01**

☐ Description of Homeownership Programs, if applicable

Optional Attachments:

☒ PHA Management Organizational Chart - **Attachment al006h01**
☒ FY 2008 Capital Fund Program 5 Year Action Plan - **Attachment 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 al006j01**
- Voluntary Conversion Required Initial Assessments - **Attachment al006k01**
- Deconcentration Policy for Covered Developments - **al006l01**
- Statement of Progress in Meeting 5-Year Plan and Goals - **al006m01**
- Certifications - **al006n01**

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public	Annual Plan: Designation of

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	housing (Designated Housing Plans)	Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing (Mixed Use Plan – presented to HUD)
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	11,641	5	5	5	5	5	5
Income >30% but <=50% of AMI	8,818	3	3	3	3	3	3
Income >50% but <80% of AMI	13,246	2	2	2	2	2	2
Elderly	1,478	5	5	5	5	5	5
Families with Disabilities	16,259	5	5	5	5	5	5
Race/Ethnicity (White)	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) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover 4/1/07-10/2007
Waiting list total	120		146
Extremely low income <=30% AMI	108	.90	
Very low income (>30% but <=50% AMI)	11	.09	
Low income (>50% but <80% AMI)	1	.01	
Families with children	66	.55	
Elderly families	7	.06	
Families with Disabilities	7	.06	
Race/ethnicity (Black)	120	1.00	
Race/ethnicity (White)	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	6 (0 BR) 36 (1 BR)	.35	8 (0 BR) 40 (1 BR)
2 BR	50	.42	43
3 BR	24	.20	49
4 BR	4	.03	5
5 BR	-	-	1

Housing Needs of Families on the Waiting List PUBLIC HOUSING
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the Waiting List
SECTION 8

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

	# of families	% of total families	Annual Turnover
Waiting list total	5565		30%
Extremely low income <=30% AMI	4174	75%	
Very low income (>30% but <=50% AMI)	1113	20%	
Low income (>50% but <80% AMI)	278	5%	
Families with children	4730	85%	
Elderly families	278	5%	
Families with Disabilities	557	10%	
Race/ethnicity (White)	278	5%	
Race/ethnicity (Black)	5287	95%	
Race/ethnicity			
Race/ethnicity			

Housing Needs of Families on the Waiting List SECTION 8			
Characteristics by Bedroom Size (Public Housing Only)	Projected	Projected	
1BR	890	16%	
2 BR	2115	38%	
3 BR	2115	38%	
4 BR	390	7%	
5 BR	55	1%	
5+ BR			

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

If yes:

How long has it been closed (# of months)? 3

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line

☒ Reduce turnover time for vacated public housing units

☒ Reduce time to renovate public housing units

☒ Seek replacement of public housing units lost to the inventory through mixed finance development

☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
☒ Other (list below)
- Make other improvements, as needed, in accordance with the Plans 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 CAP 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 – will continue to renew designation for Richardson Terrace.
☒ 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	8,467,695	Operations
b) Public Housing Capital Fund	3,626,390	Housing
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	9,775,055	Section 8
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	30,046	Family Self-Sufficiency
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Capital Fund-Bonus (50207)	391,655	Replacement Housing
Capital Fund-Replacement Housing 2007	649,792	Replacement Housing
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	650,893	PH Operations
4. Other income (list below)		
CFP 50104	214,808	Housing
CFP 50105	3,174,255	PH Housing
CFP 50106	3,924,248	Housing
CFP 50203	83,289	Housing
CFP 50105R	15,637	Replacement Housing
CFP 50106R	308,715	Replacement Housing
CFP 50205R	406,745	Replacement Housing
CFP 50206R	414,139	Replacement Housing
4. Non-federal sources (list below)		
Development Funds*	12,000,000	
Total resources	44,133,362	

*7,000,000 Sale of Property
5,000,000 Obligated from City of Montgomery
Tax Credits

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

☐ When families are within a certain number of being offered a unit: (state number)

☐ When families are within a certain time of being offered a unit: (state time)

☒ Other: (describe)

The 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 Central Office Occupancy Department**** 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 ********* NO PREFERENCES *********

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

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

Former Federal preferences:

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence

☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

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

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

Date and Time

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

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

4. Relationship of preferences to income targeting requirements:

☐ The PHA applies preferences within income tiers

☐ Not applicable:

(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 al006l01** 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:
- **See attachment al006l01** Deconcentration Policy for Covered Developments.

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 below100% of FMR
☒ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or 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. **Attachment 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 4/2007	Expected Turnover 4/2008
Public Housing	1668	355
Section 8 Vouchers	1611	135
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	19	4
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:
Defined "promptly" to mean five (5) business days.

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☐ PHA main administrative office
☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

☒ PHA main administrative office
☒ Other (list below)
- Section 8 Office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **(Attachment: al006b01)**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

☒ 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:
- Victor Tulane Court AL 6-3 and the remaining portion of AL 6-9. The MHA has made an application for demolition of this property and is in the process of entering into an agreement with a Development Partner for mixed income/mixed finance development of this property. Klien Hornig, LLP, has been contracted with to provide legal counsel and representation for mixed income/mixed finance development.

☒ 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 ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐
4. Date application approved, submitted, or planned for submission: (01/15/07)
5. Number of units affected: 76 6. Coverage of action (select one) ☒ Part of the development ☐ 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 ☐ Disposition ☒
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: Approved 03/2007.
5. Number of units affected: 136 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2008 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description
1a. Development name: RIVERSIDE HEIGHTS 1b. Development (project) number: AL 6-7
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: Approved 03/2007.
5. Number of units affected: 98 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2008 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description
1a. Development name: VICTOR TULANE COURT 1b. Development (project) number: AL 6-3
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: 01/2008
5. Number of units affected: 216 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: June 2008 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description
1a. Development name: VICTOR TULANE COURT 1b. Development (project) number: AL 6-9
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: 01/2008
5. Number of units affected: 84 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: June 2008 b. Projected end date of activity: December 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 will make an application for the renewal of its Designated Housing Plan for Richardson Terrace AL 6-14 - the

hire rise that houses elderly and disabled families. The current approved Designated Housing Plan for this property expires on 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 ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ **Initial application approved July 2001 for 5-years; Renewal approved for two years – expires on July 13, 2008.** Submitted, pending approval ☐ Planned application ☒ June 2008 – requesting renewal for a further two years.
4. Date this designation **approved,** submitted, or planned for submission: (07/19/2006)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☒ Revision of a previously-approved Designation Plan?
6. Number of units affected: 100 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered

under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

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

Component 10 (B) Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments?
6

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? **4**

c. How many Assessments were conducted for the PHA's covered developments?
6

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **None**

Development Name	Number of Units

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for

each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

- If funded. We have applied for the HCV FSS/Homeownership grant funding. We also continue to administer the FSS public

housing grant awarded last year and to maintain the Section 8 FSS/Homeownership program previously funded.

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 11/01/2005

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

☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

☒ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	**Estimated Size**	**Allocation Method (waiting list/random selection/specific criteria/other)**	**Access (development office / PHA main office / other provider name)**	**Eligibility (public housing or section 8 participants or both)**
Job Readiness – will consist of how to complete a job application, how to formulate and type a resume and create a good impression at the interview, on appearance, manners and business etiquette, positive attitude, follow-up after the interview and maintaining the job.	120	Specific criteria	Montgomery Housing Authority/DHR/ Center/Montgomery Career Center	**BOTH**
Child Care/Daycare – Provide early childhood education development for children ages 3-5.	450	Specific criteria /waiting list.	DHR/Montgomery Community Action Agency /HIPPY	**BOTH**
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 2007 Estimate)	Actual Number of Participants (As of: 10/19/2007
Public Housing	N/A	13
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 al006e01**

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

☐ Safety and security survey of residents – HUD surveys not yet sent out
☒ 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)
- Comments and concerns received from residents at the Resident meeting to discuss and review PHA Plans.

3. 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 – The MHA has Memorandums of Understanding with several community agencies.
☒ 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.
- Security cameras
- Speed bumps
- Meetings held with local police department to foster a strong working relationship with the intent to seek more patrols in high crime areas, particularly after hours; better response time to calls made by residents; etc.

2. 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)
Site-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:
- Improve maintenance (Trenholm)
- Central Heat/Air (Smiley)
- Improve security (Trenholm)
- Neighborhood Watch program (Smiley)
- Screen doors; also front door thresholds (Tulane Gardens)
- Locking device for master bedroom doors (Tulane Gardens)

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:

- Central heat/air will be installed at Smiley Court
- Neighborhood Watch
- Improved security measures in place/proposed are listed in the Plan

Note: Residents were informed of the MHA's plan for Trenholm Court and it was pointed out that in the mean time, the housing authority does have the responsibility of maintaining its properties. It was also explained that locking device for master bedrooms could prove a safety hazard and therefore would not be installed; however, thresholds and/or door sweeps for front doors are being replaced at Tulane Gardens.

☐ 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)
- City Council 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

Cleveland Court RC President
Beatrice Nickson
643 Columbia Avenue
Montgomery, Al. 36108

Tulane Court RC President
Willie Davis
1011 Key St.
Montgomery, Al. 36104

Paterson Court RC President
Christine Knight
17 Winnie Street
Montgomery, AL 36104

Trenholm Court RC President
Jacqueline Hall
849 N. Union Circle
Montgomery, Al. 36104

Gibbs Village RC President
Stephanie Oliver
1817 B Gibbs Circle
Montgomery, Al. 36108

Smiley Court RC President
Lucy Tellis
3404 Otis Lane
Montgomery, Al. 36108

Richardson Terrace RC President
Bettie Barnett
1301 Adams Ave. #103
Montgomery, Al. 36104

Tulane Gardens RC President
Shannon Foxhall
102-1 Victor Tulane Circle
Montgomery, Al. 36104

Attachments

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

Required Attachments:

- ☒ **Attachment A: al006a01-** Admissions Policy for Deconcentration
- ☒ **Attachment B: al006b01-** FY 2008 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 2008 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) – **Included** in PHA Plan
- ☒ 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: al006m1 – Statement of Progress in meeting 5-Year Plan and Goals

  Attachment N: al006n1 - 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: AL09P00650108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	362,639.00			
3	1408 Management Improvements	30,000.00			
4	1410 Administration				
5	1411 Audit	5,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	178,751.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	500,000.00			
10	1460 Dwelling Structures	1,125,000.00			
11	1465.1 Dwelling Equipment Nonexpendable	175,000.00			
12	1470 Non-dwelling Structures	1,250,000.00			
13	1475 Non-dwelling Equipment				
14	1485 Demolition	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 Collaterization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,626,390.00			
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			

_____Date November 11, 2007

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: AL09P00650108 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2008

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**		**362,639.00**				
HA-Wide	**Management Improvements**	**1408**		**30,000.00**				
	Public Safety Department Expenses	1408		30,000.00				
	Administration	**1410**		**00.00**				
HA-Wide	**Audit**	**1411**		**5,000.00**				
	Fees and Costs	**1430**		**178,751.00**				
HA-Wide	A & E Fees	1430		178,751.00				

AL 6-21	**Site Improvements**	1450		**500,000.00**				
	Dwelling Structure	**1460**		**1,125,000.00**				
AL 6-12	Central HVAC							
Gibbs Village								
AL 6-2	Install new efficient heating			450,000.00				
Cleveland Court								
AL 6-21	**Non-Dwelling Structures**	**1470**		**1,250,000.00**				
	Construct new Central Office Complex			1,250,000.00				
PHA-Wide	**Dwelling Equipment**	**1461.1**		**175,000.00**				
	Refrigerators	1465.1		100,000.00				
	Ranges	1465.1		75,000.00				
	Grand Total AL09P00650108			**3,626,390.00**				

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

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, AL 36104-3056	**Grant Type and Number** Capital Fund Program No: AL09P00650108 Replacement Housing Factor No:	**Federal FY of Grant:** 2008

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL6-12	12/31/10			06/30/12			
AL 6-2	12/31/10			06/30/12			
Al 6-24	1/30/09			1/30/11			

Attachment al006c01

LIST OF RESIDENT ADVISORY BOARD MEMBERS

Cleveland Court RC President
Beatrice Nickson
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Montgomery, Al. 36108

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Montgomery, AL 36104

Attachment al006d01

RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD

PROFILE OF RESIDENT COMMISSIONER
MRS. BETTIE BARNETT

Mrs. Barnett was nominated by Councilwoman Janet May and approved for appointment by the Montgomery City Council to serve as a resident Commissioner on the Montgomery Housing Authority's Board for an unexpired term ending June 15, 2009. Mrs. Barnett is no stranger to this position; she was earlier appointed by the Mayor to serve as resident Commissioner in 2001. Mrs. Barnett will replace Ms. Debbie Jackson who no longer resides in MHA housing.

A native of Montgomery, Mrs. Barnett currently resides in the Richardson Terrace housing community; She has been a resident of MHA housing for almost thirty one years. Mrs. Barnett earlier lived at the Riverside Heights housing development. She served as the Resident Council President while at Riverside Heights and is now the Resident Council President at Richardson Terrace, our high rise for the elderly. Mrs. Barnett provides many volunteer services to her neighbors. She organizes activities for them and encourages involvement. She hosts events throughout the year for her community and has always been a voice for the residents' concerns at the Resident Council Advisory Board meetings.

On her initial appointment as resident Commissioner in 2001, the following are some of the comments she offered: "As Commissioner, I want to help build a better relationship between residents, staff and the board. We all just need to work together. I hope to see everyone in need of a house receive housing and to make sure our children receive a better education. I also hope to get residents more involved in the various programs."

Mrs. Barnett has attended several educational workshops, to include Commissioners training and is a welcome addition to the board.

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 1 5
Attachment 2 6
Attachment 3 7
Attachment 4 8
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 thta indicates thta their disability keeps them from performing community service **(See Attachment No.1)** Also, other persons (not classified as disabled) may be exempted in this category if they provide a written Doctor' s statement, that specifies their medical condition and says that they are not capable of complying with the community service requirement due to their medical condition.

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

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

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

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

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

III Proof of Compliance with the Community Service Requirements

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

required annual reexaminations of family income and composition. Documentation may include a letter from the agency on letterhead or other official document. The letter or other official document must contain the following information:

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

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

IV Failure to comply with the Community Service Requirements

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

V Qualifying Agencies and other Agency approvals for Volunteer Community Service

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

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

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

Attachment 1

Montgomery Housing Authority (MHA)

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

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

_____
Resident Signature Date

_____
MHA Representative Date

Attachment 2

Community Service Certification Form
for the
Montgomery Housing Authority

Resident Name: _____
(Print Name)

Address: _____

Total Hours Worked: _____

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

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

_____
Name of Agency/Organization (print)

_____
Signature and Title of Authorized Person Date

Attachment 3

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

Date:

Resident Name:
Address:

Dear

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

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

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

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

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

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

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

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

Sincerely,

_____, Housing Manager

Enclosure

Attachment 4

Montgomery Housing Authority

Agreement by Resident to Perform Community Service Requirements

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

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

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

_____

Signature of Head of Household Date

_____

Signature of MHA Representative Date

Appendix "A"

SUGGESTED COMMUNITY SERVICE AGENCIES

Agency Name	Telephone #	Contact Person
BOY SCOUTS OF AMERICA	(334) 262-2697	Scott Strickland
GIRL SCOUTS OF AMERICA	(334) 272-9164	Barbara Gilewicz
THE S. T. E. P. FOUNDATION	(334) 241-5145	Lee Baugh
HEAD START CENTERS	(334)263-3474	Dennis Johnson
THE CENTER FOR FAMILIES	(334) 270-4100	Chris Crooks
THE FAMILY GUIDANCE CENTER	(334) 270-4100	Dr. Walter White
SALVATION ARMY	(334) 265-0281	Jack Vaughn
ALABAMA OIC	(334) 265-1594	Connie Harper
ALABAMA STATE UNIVERSITY	(334) 229-4286	Dr. Joe Lee
ALABAMA COOPERATIVE EXTENSION SERVICE	(334) 270-4014	Jimmy Smitherman
COUNCIL ON SUBSTANCE ABUSE (NCADD)	(334) 262-1629	Alice Murphy
FEEDING THE MULTITUDE MINISTRY	(334) 387-2563	Linda McCall
FIRST BAPTIST CARING CENTER	(334) 262-2273	Jane Ferguson
LIGHTHOUSE COUNSELING CENTER	(334) 286-5980	Candyce DeKruyff
MONTGOMERY AREA MENTAL HEALTH AUTHORITY	(334) 279-7830	William Wright
RESURRECTION CATHOLIC MISSION	(334) 265-9204	Beth Walker
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.

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

Section II. SCHEDULE OF ANNUAL FEES AND INITIAL DEPOSIT

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

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

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

The entire annual fee and deposit (subject to the exception listed below) must be paid prior to the execution of the lease addendum. No pet shall be allowed in the unit prior to the completion of the terms of this pet policy.
The annual fee shall be paid at the time of reexamination each year and all proof of inoculations and other requirements shall be made available to the HA at such time. The Annual Fee is not reimbursable. The deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant. THERE SHALL BE NO REFUND OF THE ANNUAL FEE.

It shall be a serious violation of the lease for any tenant to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a violation of Paragraph IV (P) of the lease (a serious violation) and the HA will issue a termination notice. The tenant will be entitled to a grievance hearing in accordance with the provisions of Paragraph 5 of this Pet Policy or the Grievance Procedure, as applicable.

RESIDENT ACKNOWLEDGMENT

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

I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the pet(s) in accordance with this lease addendum.

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

I agree to accept full responsibility and will indemnify and hold harmless the landlord for any claims by or injuries to third parties or their property caused by my pet(s).

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

I agree to pay a refundable pet deposit of $_____ to the HA. The Annual Fee and Initial Deposit must be paid prior to the execution of this lease addendum. The pet deposit may be used by the Landlord at the termination of the lease toward payment of any rent or toward payment of any other costs made necessary because of Tenant's occupancy of the premises. Otherwise, the pet deposit, or any balance remaining after final inspection, will be returned to the Tenant after the premises are vacated and all keys have been returned.

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

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

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

Head of Household Signature Date

Housing Authority Representative Signature Date

Attachment 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.

As of 12-18-07

BOARD OF COMMISSIONERS

Executive Director
Evette Hester

Exe. Secretary
June Belle

EXECUTIVE DIVISION

PERSONNEL
Personnel Manager
Rudy Martinez

Payroll & Benefits Assistant
Barbara Taylor

MODERNIZATION
Mod Coordinator
Charles Bailey

Construction Supervisor
Ricky Maxwell
Maint. Mechanic
Monroe Roberts

QUALITY ASSURANCE
QA Compliance Spec.
Frances Nickols

PUBLIC SAFETY
Public Safety Coordin.
Reggie Davis

SECTION 8
Section 8 Director
Cathy Harris

Assist. Sec. 8 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

Home Ownership Coordinator
Cecilia Thomas
FSS Coordinator
Vacant

DEVELOPMENT
Dir. of Development
Vacant

COMPTROLLER DIVISION
Assistant. Executive Director/Comptroller
Vacant

ACCOUNTING
Assist. Comptroller
Gail Moseley

Accountant
Rebecca Sorrells
Sonya Wheeler
Account Clerk
DeAnn Smith
Dolly Pettis

IT
Computer Opr. Mgr.
David Tompkins

Network Administrator
Ralph Hepburn

SOFTWARE
User Support Analyst
Vacant

PURCHASING
Contract/Procument Administrator
Georgianna Wigginton

Buyer I
Debra Edwards
Clerk II
Sylvetta Moore

PROPERTY MANAGEMENT
Area Property Manager
Patsy Bass

Smiley Court
Property Mgr.
Chuck McCarter
Asst. Prop. Mgr.
Lucy Pickett
Clerk II
Erica Walker
Maint. Mechanic
Cris Kelly
Maint. Mechanic
Robert Pettiway
Maint. Mechanic
Tommy Duncan
Maint. Mechanic
Curtis Lloyd
Maint Aide
Jesse Johnson

Paterson Court
Property Mgr.
Melinda Dawkins
Asst. Prop. Mgr.
Regina Lige
Maint. Mechanic
Greg Palmer
Maint. Mechanic
Willie Clayton
Maint. Aide
Alice Thorn

Richardson Terrace
Property Mgr.
LaTonya Jeter
Clerk Typist II
Helen Taylor
Maint. Mechanic
Foster Washington

Gibbs East
Property Mgr.
Cynthia Motley
Asst. Prop. Mgr.
Kerry Revell
Clerk II
Fredda Perryman
Maint. Mechanic
Bronnel Moore
Maint. Mechanic
Cedric Cleveland
Maint. Mechanic
Raefel Stinson
Maint. Aide
Charlie Palmer

Gibbs West
Property Mgr.
Vacant
Asst. Prop. Mgr.
Tamara Berry
Clerk II
Gloria Townley
Maint. Mechanic
Charlie DeRamus
Maint. Mechanic
John Kelly
Maint. Mechanic
Curtis Cook

Cleveland Court
Property Mgr.
Toni Tatum
Asst. Prop. Mgr.
Maxine Jones
Maint. Mechanic
Leon Harris
Maint. Mechanic
Gerald Ramsey

Trenholm Court
Property Mgr..
Debra Fields
Asst. Prop. Mgr.
Mary Jones
. Maint. Mechanic
Quincy McCall
Maint. Mechanic
Tony Wells
Maint. Mechanic
Walter James
Maint. Aide
William Dixon

Tulane Court
Property Mgr.
Dee McCall
Asst. Prop. Mgr.
Yvonne Payton
Maint. Mechanic
Sylvester Jefferson
Maint. Mechanic
Otis Simpson
Maint. Mechanic
Jimmy Vinson
Maint. Aide
Brenda Williams

Central Office
Housing Spec. I
Wanda Clayton
Clerk II
Theresa Perdue
Maint.Aide
Mary Bell

Tulane Gardens
Property Mgr.
LaKenya Webster
Clerk II-.Jolanda Blackshear
Maint. Mechanic
Joe Boyd

Community Service
Resident & Com. Relations Coordn.
Vacant

PHA Name Housing Authority of the City of Montgomery, AL		**Original 5-Year Plan** **Revision No:**			**Attachment al006i01**
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
AL6-8 Paterson Court	Annual Statement				
Modernization					**2,500,000**
AL6-24 Cedar Park		**2,500,000**	**2,500,000**	**2,500,000**	
Modernization					
CFP Funds Listed for 5-year planning		**2,500,000**	**2,500,000**	**2,500,000**	**2,500,000**
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 :__2__ FFY Grant: 2009 PHA FY: 2009			Activities for Year: __3_ FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	**Estimated Cost**	Development Name/Number	Major Work Categories	Estimated Cost
See	**Cedar Park AL 6-24**			**Cedar Park al 6-24**		
Annual	**1460**	**Dwelling Structures:**	2,500,000	**1460**	**Dwelling Structures:**	2,500,000
Statement		New Construction			New Construction	
	Total CFP Estimated Cost		2,500,000			2,500,000

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

Activities for Year :__4__ FFY Grant: 2011 PHA FY: 2011			Activities for Year: __5_ FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
Cedar Park AL 6-24			**AL 6-8 Paterson Court**		
1460	**Dwelling Structures:**		**1460**	**Dwelling Structures:**	
	New Construction	2,500,000			
				Kitchens	400,000
				Plumbing	400,000
				Electrical	250,000
				Floors	250,000
				Baths	400,000
				Heating	550,000
				Painting	250,000
	Total CFP Estimated Cost	$2,500,000			$2,500,000

CAPITAL FUND PROGRAM TABLES START HERE 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: AL09P00650103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 4)
Performance and Evaluation Report for Period Ending: 09/30/2007 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	2,288,867	2,288,867	2,258,138.00
11	1465.1 Dwelling Equipment—Nonexpendable	50,000	0	0	0
12	1470 Nondwelling Structures	0	934,818	934,818	934,817.85
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	1,262	1,262	1,262.00
18	1499 Development Activities	0	0	0	0
19	1501 Collaterization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0

21	Amount of Annual Grant: (sum of lines 2 – 20)	3,625,497	3,625,497	3,625,497	3,594,766.68
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 ___November 7, 2007

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	
PHA-Wide	Modernization Coordinator	1430		72,000		72,000	0	

	Nondwelling Equipment	**1475**		**0**		**0**	0	
AL6-9								
Tulane Court	**Site Improvements**	**1450**		**150,000**	**150,000**	150,000	150,000.00	
AL6-22								
Tulane Court	**Dwelling Structures**	**1460**		**1,958,137**	2,288,867	2,288,867	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	**Dwelling Equipment**	**1465**		**00**		00	0	
	Refrigerators	1465		00		00	0	
	Ranges	1465		00		00	0	
AL6-12								
	Nondwelling Structures	**1470**		**750,000**	935,259	935,259	934,817.85	
	AL6-12 Community Center/Rent Office							
AL6-13								
	Demolition	**1485**		**250,000**	0	0	0	
	AL6-13 68 units to be demolished							
AL6-9								
Tulane Court	**Relocation Costs**	**1495**		**31,500**	1,262	1,262	1,262.00	
	Grand Total AL09P00650103			**3,625,497.00**	3,625,497	3,625,497.00	3,594,766.68	

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

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

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part 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: 09/30/2007 ☐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	331,000.00
	Management Improvements Hard Costs	0		0	0
4	1410 Administration	422,000		422,000	389385.45
5	1411 Audit	2,000		2,000	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	150,000		150,000	88262.81
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	3,261,339		3,261,339	3185041.91
11	1465.1 Dwelling Equipment—Nonexpendable	50,000		50,000	50545.82
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	195.00
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	4,044,430.99
	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

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:)
☐Performance and Evaluation Report for Period Ending: 09/30/2007 ☐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 Nonember 7, 2007.
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**	**331000.00**	
	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	266538.89	
	Investigative Unit		1408					9961.20	
	Drug Testing		1408					-3179.00	
	Security Systems		1408					15015.33	
	Boys & Girls Club		1408					23362.56	
	Security Guard		1408					4014.80	
	Step Program		1408					15286.22	

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

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Administration		**1410**		**422,000.00**		**422,000.00**	**389385.45**	
HA-Wide	Nontechnical Salaries		1410		270,000.00		270,000.00	141439.19	
HA-Wide	Employee Benefits		1410		90,000.00		90,000.00	8025.32	
HA-Wide	Mod Coordinator		1410		62,000.00		62,000.00	124570.54	
HA-Wide	Construction Supervisor				0.00		0.00	115350.40	
HA-Wide	**Audit**		**1411**		**2,000.00**		**2,000.00**	**0.00**	
	Fees and Costs		**1430**		**150,000.00**		**150,000.00**	**88262.81**	
AL6-9	A&E Fees		1430		78,000.00		78,000.00	88262.81	
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**	**3185041.91**	
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	**Dwelling Equipment**		**1461.1**		**50,000.00**		**50,000.00**	**50545.82**	
Court	Refrigerators		1461.1		30,000.00		30,000.00	23,576.40	
6-9	Ranges		1461.1		20,000.00		20,000.00	20689.45	
	Washer/Dryers		1461.1					4403.00	
	Grills		1461.1					1876.97	
AL6-9	**Relocation Costs**		**1495.1**		**31,550.00**		**31,550.00**	**195.00**	
Victor Tulane									
Court									
	Grand Total AL09P00650104				**3,625,497.00**		**3,625,497.00**	**4,044,430.99**	

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: 09/30/07 ☐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	406562.00	406562.00	406,562.00
3	1408 Management Improvements	300,000.00	80438.00	80438.00	47,088.78
4	1410 Administration	400,000.00	5000.00	5000.00	4,747.99
5	1411 Audit	2,000.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	113,623.00	165000.00	165000.00	98,884.64
8	1440 Site Acquisition	0.00	10000.00	10000.00	0.00
9	1450 Site Improvement	0.00	375000.00	375000.00	2,200.00
10	1460 Dwelling Structures	3,200,000.00	2308155.00	2308155.00	413,157.46
11	1465.1 Dwelling Equipment—Nonexpendable	50,000.00	175000.00	175000.00	51,537.73
12	1470 Nondwelling Structures	0.00	115000.00	115000.00	54,080.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	425468.00	425468.00	0.00

		Original	Revised	Obligated	Expended
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	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)	4,065,623.00	4065623.00	4,065,623.00	1,078,258.60
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: November 7, 2007
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	**Operations**	**1406**		**0.00**	**406562.00**	**406562.00**	**406562.00**	
	Management Improvements	**1408**		**300,000.00**	**80438.00**	**80438.00**	**47088.78**	
HA-Wide	Resident and Youth Activities	1408		30,000.00		30,000.00	15,855.75	
	Arts and Crafts							
	Field Trips							
	Sports Activities							
	Elderly Activities							
	4-H Clubs							
HA-Wide	Community Workers Salaries	1408		270,000.00		270,000.00	31,233.03	
	Administration	**1410**		**422,000.00**	5000.00	5,000.00	4,747.99	
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	**Audit**	**1411**		**2,000.00**	0.00	0.00	0.00	

	Fees and Costs	**1430**		**113,623.00**	165000.00	165,000.00	98,884.64	
AL6-9	A & E Fees	1430		41,623.00		41,623.00	41,623.00	
HA-Wide	Modernization Coordinator	1430		72,000.00		72,000.00	57,261.64	
	Nondwelling Equipment	**1475**		**0.00**		0.00	0.00	
AL6-9	**Site Improvements**	**1450**		**0.00**	**375,000.00**	**375,000.00**	**2200.00**	
AL6-9	**Dwelling Structures**	**1460**		**2,638,947.00**	**2308155.00**	**2,308,155.00**	**413,157.46**	
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	**Dwelling Equipment**	**1461.1**		**50,000.00**	175,000.00	175,000.00	51,537.73	
Victor Tulane	Refrigerators	1465.1		30,000.00				
Court	Ranges	1465.1		20,000.00		30,000.00	11,490.00	
						20,000.00	40,047.73	
		1470		115,000.00		115,000.00		
	Grand Total AL09P00650105			**4,065,623.00**		**4,065,623.00**	**1,078,258.60**	

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

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

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

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	Grant Type and Number Capital Fund Program Grant No: AL09P00650106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0.00			0.00
3	1408 Management Improvements	200,000.00			12,994.82
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	3,213,965.00			46.85
11	1465.1 Dwelling Equipment—Nonexpendable	50,000.00			47,184.78
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 Collaterization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,971,433.00			60,226.45
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 November 7, 2007
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: AL09P00650107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	0110 Initial Budget	2,538,473.00			
3	1406 Operations	0.00			0.00
4	1408 Management Improvements	725,278.00			0.00
5	1410 Administration	362,639.00			0.00
6	1411 Audit	0.00			0.00
7	1415 Liquidated Damages	0.00			0.00
8	1430 Fees and Costs	0.00			0.00
9	1440 Site Acquisition	0.00			0.00
10	1450 Site Improvement	0.00			0.00
11	1460 Dwelling Structures	0.00			0.00
12	1465.1 Dwelling Equipment—Nonexpendable	0.00			0.00
13	1470 Nondwelling Structures	0.00			0.00
14	1475 Nondwelling Equipment	0.00			0.00
15	1485 Demolition	0.00			

		Original	Revised	Obligated	Expended
16	1490 Replacement Reserve	0.00			
17	1492 Moving to Work Demonstration	0.00			
18	1495.1 Relocation Costs	0.00			
19	1499 Development Activities	0.00			
20	1501 Collaterization or Debt Service	0.00			
21	1502 Contingency	0.00			
22	Amount of Annual Grant: (sum of lines 2 – 21)	3,626,390.00			
23	Amount of line 22 Related to LBP Activities	0.00			
24	Amount of line 22 Related to Section 504 compliance	0.00			
25	Amount of line 22 Related to Security – Soft Costs	0.00			
26	Amount of Line 22 Related to Security – Hard Costs	0.00			
27	Amount of line 22 Related to Energy Conservation Measures	0.00			

Signed:
_____Date ___November 7, 2007
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

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:)
☐Performance and Evaluation Report for Period Ending: 09/30/2007 ☐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 ___November 7, 2007

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL6-9	Development -New Apartments	1460		335,397.00		335,397.00	319,759.65	
Victor Tulane								
	Grand Total AL09R00650105			**335,397**		335,397.00	319759.65.	

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

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

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

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

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☐**Performance and Evaluation Report for Period Ending: 09/30/2007** ☐**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	308,715.00	0	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1499 Development Activities	0	0		
19	1501 Collaterization or Debt Service	0	0		

20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	308,715.00	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: November 7, 2007

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, Alabama 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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL6-9	Development -New Apartments	1460		308,715.00		0.00	0.00	
Victor Tulane								
	Grand Total AL09R00650106			**308,715**		0.00	0.00	

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

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, AL 36104-3056	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: AL09R00650106	**Federal FY of Grant:** 2006

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

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, Alabama 36104-3056	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R00650107	**Federal FY of Grant:** 2007

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☐**Performance and Evaluation Report for Period Ending: 09/30/2007** ☐**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	649,792.00	0	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1499 Development Activities	0	0		
19	1501 Collaterization or Debt Service	0	0		

20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	649,792.00	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: November 7, 2007

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: AL09P00650203	**Federal FY of Grant:** 2003

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☐**Performance and Evaluation Report for Period Ending: 09/30/2007** ☐**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	764,701.65
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)	847,991.00	0	847,991.00	764,701.65
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		

_____ Dated: November 7, 2007

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

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☐**Performance and Evaluation Report for Period Ending: 09/30/2007** ☐**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 Collaterization 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: November 7, 2007

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, Alabama 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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL6-9	Development -New Apartments	1460		406,745.00		0.00	0.00	
Victor Tulane								
	Grand Total AL09R00650106			**406,745**		0.00	0.00	

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

PHA Name: The Housing Authority of the City of Montgomery, AL 1020 Bell Street Montgomery, AL 36104-3056	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: AL09R00650205	**Federal FY of Grant:** 2005

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

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: AL09R00650206	Federal FY of Grant: 2006

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:)
☐Performance and Evaluation Report for Period Ending: 09/30/2007 ☐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	0	0		
11	1465.1 Dwelling Equipment—Nonexpendable	0	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1499 Development Activities	414,139.00	0		
19	1501 Collaterization or Debt Service	0	0		

20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	414,139.00	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: November 7, 2007

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: AL09R00650207	**Federal FY of Grant:** 2007

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☐**Performance and Evaluation Report for Period Ending: 09/30/2007** ☐**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	391,685.00	0		
11	1465.1 Dwelling Equipment—Nonexpendable	0	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1499 Development Activities	0	0		
19	1501 Collaterization or Debt Service	0	0		

20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	391,685.00	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: November 7, 2007

Lemuel E. Boggs, Jr.
Interim Executive Director

Attachment al006k01

Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment

HOUSING AUTHORITY OF: THE CITY OF MONTGOMERY, ALABAMA

Determination of requirement for initial assessment:

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

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

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

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

DEV. NUMBER	DEVELOPMENT NAME	* IS THE DEV. SUBJECT TO MANDITORY CONVERSION?	* IS A DEMOLITION APPLICATION PENDING?	* IS THE DEV. DESIGNATED ELDERLY/ DISABLED?	* DEV. HAS HOPE VI APPROVED?	IS DEV. EXEMPT?
AL09P6-1	Riverside Heights	No	YES Disposition	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 Sold	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 Disposition	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:

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

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

   a. Public Housing Line 520, HUD 52599: (PUM) $ 295.43
   b. Section 8 HUD 52681, Line 30 (23 new): $8, 664.289 divided by Line 11 (6 new)): $ 18,159 = avg. unit cost $ 477.13

   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.

_____ October 23, 2007

Signature of Interim 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:

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

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

   a. Public Housing Line 520, HUD 52599: (PUM) $ 295.43

   b. Section 8 HUD 52681, Line 30 (23 new): $8,664.289 divided by Line 11 (6 new)): $ 18,159 = avg. unit cost $ 477.13

   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.

_____ October 23, 2007

Signature of Interim 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:

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

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

   a. Public Housing Line 520, HUD 52599: (PUM) $ 295.43

   b. Section 8 HUD 52681, Line 30 (23 new): $8,664.289 divided by Line 11 (6 new)): $ 18,159 = avg. unit cost $ 477.13

   c. Is Line 1b higher? Yes __X__ No____

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

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

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

   Comments:

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

   Comments:

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

   Comments:

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

Comments:

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

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

Comments:

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

We have determined that conversion is:

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

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

_____
Signature of Interim Executive Director

October 23, 2007
Date

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis Required Initial Assessment

DEVELOPMENT NUMBER AL09P 6-5

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

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

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) $ 295.43

   b. Section 8 HUD 52681, Line 30 (23 new): $8,664.289 divided by Line 11 (6 new)): $ 18,159 = avg. unit cost $ 477.13

   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.

_____ October 23, 2007

Signature of Interim 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:

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

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

   a. Public Housing Line 520, HUD 52599: (PUM) $ 295.43

   b. Section 8 HUD 52681, Line 30 (23 new): $8,664.289 divided by Line 11 (6 new)): $ 18,159 = avg. unit cost $ 477.13

   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.

_____ October 23, 2007

Signature of Interim 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:

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

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

   a. Public Housing Line 520, HUD 52599: (PUM) $ 295.43

   b. Section 8 HUD 52681, Line 30 (23 new): $8,664.289 divided by Line 11 (6 new)): $ 18,159 = a vg. unit cost $ 477.13

   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.

_____ October 23, 2007

Signature of Interim 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:

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

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

   a. Public Housing Line 520, HUD 52599: (PUM) $ 295.43

   b. Section 8 HUD 52681, Line 30 (23 new): $8,664.289 divided by Line 11 (6 new)): $ 18,159 = avg. unit cost $ 477.13

   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 Interim Executive Director

October 23, 2007
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:

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

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

   a. Public Housing Line 520, HUD 52599: (PUM) $ 295.43

   b. Section 8 HUD 52681, Line 30 (23 new): $8,664.289 divided by Line 11 (6 new)): $ 18,159 = avg. unit cost $ 477.13

   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 Interim Executive Director

October 23, 2007
Date

INDIVIDUAL DEVELOPMENT ANALYSIS

Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment

DEVELOPMENT NUMBER AL09P 6-12

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

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

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) $ 295.43

   b. Section 8 HUD 52681, Line 30 (23 new): $8,664.289 divided by Line 11 (6 new)): $ 18,159 = avg. unit cost $ 477.13

   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.

_____ October 23, 2007

Signature of Interim 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:

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

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

    a. Public Housing Line 520, HUD 52599: (PUM) $ 295.43

    b. Section 8 HUD 52681, Line 30 (23 new): $8,664.289 divided by Line 11 (6 new)): $ 18,159 = avg. unit cost $ 477.13

    c. Is Line 1b higher? Yes __X__ No____

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

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

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

    Comments:

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

    Comments:

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

    Comments:

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

Comments:

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

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

Comments:

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

We have determined that conversion is:

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

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

_____
Signature of Interim Executive Director

October 23, 2007
Date

Attachment al006l01

Deconcentration and Income Mixing

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

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	**Number of Units**	**Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]**	**Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]**
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 ***Application for demolition pending with HUD SAC, Chicago.**	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

Attachment al006m01

PROGRESS IN MEETING CURRENT FIVE-YEAR PLAN MISSION AND GOALS

The Montgomery Housing Authority transitioned to site-based property management in 2006. The Area Property Manager, Property Managers and other key management staff meet regularly to discuss ways on how to improve operating methods and provide better services to the residents of our housing communities. Maintenance staff is assigned to each community that enables accountability of their time resulting in improved efficiency and response time. Efforts continue to improve unit turn around time. With the increased emphasis on good housekeeping, more home visits, grounds inspection, reinforcing the need for residents to take pride in their community by participating in keeping their communities clean, there is noticeable improvement in curb appeal in several housing developments. Increased home inspections have also resulted in improved unit conditions. Deficiencies identified by the contracted Inspectors and REAC inspectors are being examined and every effort is being made to correct the problems in a timely manner. Property Managers attend resident council meetings and encourage participation. Property Managers have some purchasing authority that is overseen by the Area Property Manager and the Purchasing department to ensure compliance with procurement policy and procedure. Applications are made available/accepted at each site and processed by a dedicated staff assigned to the Area Property Manager and together they are working aggressively to house applicants and reduce the waiting list. A new Lease, to include the new requirements under the VAWA and Alabama State Law as it relates to rental housing, was approved by the Board and has been implemented.

The MHA Investigative Unit has been completely disbanded due to lack of PHDEP funding. The MHA created a new classification and opened a register for the new position of a Public Safety Coordinator. This enabled the Housing Authority to retain the services of the Chief Investigator Reggield Davis, who is a post certified Police Officer, and allows us to be able to continue using the Housing ORI number that had been assigned to this agency for use by its Investigators. The HA is also able to continue operating its NCIC machine. The MHA has since purchased a live scan finger printing machine to shorten the waiting time for housing applicants and also upgraded its NCIC machine for faster search time. These changes allow for access to information that enables us to instantly determine which applicant requires further investigation and who does not. Mr. Davis, in his capacity as our Public Safety Coordinator, continues to communicate and interact with the ABI and FBI on matters concerning applicants' finger print results. As a post-certified Police Office Mr. Davis maintains a working relationship with the Montgomery Police Department and is able to receive daily incident and arrest reports that are of concern to this housing agency. Residents were given written notice that the Montgomery Police Department and the 911 local office are now to be the first responders to calls from our housing communities. Meetings were held with the local police authorities advising them that our residents must receive the same service as would other citizens of the City.

The Cleveland Court landscaping and parking lot has been completed. Paterson Court parking and street improvements are scheduled to start over the next several months. Heat pumps are being installed at Richardson Terrace. Engineering is currently underway for the installation of Central air conditioning at Smiley Court. The playground

equipment for Tulane Gardens has been ordered and is expected to be installed before year end. The boarding up of units at Trenholm and Tulane Courts continues. The generator for the elevators at Richardson Terrace is scheduled to commence by year end. Cages to house air conditioners at Paterson Court are being installed.

The demolition application for 76 structurally damaged units at Smiley Court was electronically filed and is under review at the Chicago SACS Center. The Environmental Review has been forwarded to the HUD Birmingham Office. Upon approval of the demolition of these units, localized play areas and landscaping are planned on some of the vacant land. This demolition will improve density and curb appeal.

The Demolition/Disposition application for the Riverside Heights AL 6-1 and AL 6-7 housing development was approved by the Special Applications Center in HUD-Chicago. All residents were successfully relocated. The property is vacant and has been secured by fencing to prevent theft and vandalism. The City attorney is reviewing all closing documents and the HA expects to be able to close on the sale of this property to the City of Montgomery shortly.

The MHA is working to attain 100% occupancy at its Victor Tulane Gardens AL 6-23, the new housing development. Special emphasis is being placed on good housekeeping and resident participation in keeping their community clean; stricter rules were implemented and are being enforced to ensure better property management. Playground equipment has been ordered and will be installed before year end. The MHA Board approved the purchase of a parcel of land adjacent to Tulane Gardens, contingent to HUD approval. The HA will utilize this space to build a maintenance shop to support services to the residents at this development. This is included in the 2008 PHA Plan.

The board of Commissioners approved moving forward with the demolition and redevelopment of the remaining 86 units at Victor Tulane Court AL 6-3 and 216 units (total development) at Victor Tulane Court AL 6-9 and this is included in our PHA Plan. The application for demolition of this property is scheduled to be filed in the next few months. The Environmental Review has been ordered. The MHA's Mixed Income/Mixed Finance plan was approved by HUD and the MHA proposes to redevelop this property as a mixed income/mixed finance development. [See attached.]

A Development Partner was sought and the Integral Group received the award; the services of a Legal Counsel was sought and Klien Hornig, LLP has been contracted with to provide legal and financial advice on mixed income/mixed finance development. After approval of the demolition application is received, an application will be made for relocation vouchers and the relocation process will commence. The MHA also plans to make an application for Tax Credits with the Alabama Housing and Finance Authority in March of 2008.

The MHA Board of Commissioners approved the recommendation made by Censeo, the consultants contracted with to provide asset management services, for Trenholm Court AL 6-6 to be one of the developments for demolition/disposition and redevelopment using HOPE VI funding when it becomes available. An architectural firm has been hired to prepare a conceptual drawing for a mixed income/mixed finance development on this site.

The MHA Board approved the purchase of a parcel of land adjoining its Cedar Park property, contingent to HUD approval. This is included in the 2008 PHA Plan. The HA proposes to relocate its Central and Section 8 offices to the Cedar Park site and plans on leasing some portion of this property to various local businesses. A study will also be conducted to determine the feasibility of building some low income homeownership homes on this site.

Note: The Riverside Heights property sale agreement for with the City of Montgomery provides for the offices located on Bell Street to remain occupied as is for up to a period of five years commencing from the date of closing.

The Authority will continue to work with the consultants and the Board of Commissioners to seek out suitable replacement properties in and around the City to enable the HA either acquire and/or build better housing for its residents.

The Authority's overall original PHAS score for 3/31/2007 is 75. The MHA is a "standard" performer. We are working on improving on each of the PHAS indicators and will continue to strive to attain better scores and reach our goal to become a high performer by 2011. A staff member has been dedicated to quality assurance and this, along with the emphasis being placed on increased inspections, improved management of client files, reduction in errors, improve compliance with RIM requirements, etc., will go a long way in helping us attain our goal. Marketing efforts are also being made to increase occupancy. The HA also continues to implement its de-concentration policy community-wide. All RIM review deficiencies have been addressed and the HA has been notified by HUD that the required corrective actions submitted by the Authority have been accepted.

The SEMAP score for FYE 3/31/2007 is 56; however, the "troubled" status is yet to be lifted. The Section 8 department has made grant applications for the Section 8 Family Self-Sufficiency (FSS) and Home-ownership programs; The MHA is currently administering the Family Self Sufficiency program funded last year for public housing and is continuing to maintain and service the Section 8 Homeownership clients.

The Section 8 department has submitted to HUD the first two quarterly reports, the last being for month end September 30, 2007. The MHA will seek to negotiate and contract with TAG Associates, Inc., to administer the Disaster Housing Assistance Program (DHAP). This action is currently pending MHA Board and HUD approval. The MHA plans to privatize the Section 8 Housing Choice Voucher program and the Request For Proposal is expected to be issued early in 2008.

It is hoped that with the once the administration and management of the Section 8 program is contracted out, the MHA will receive a passing SEMAP score that will enable it make an application for removal of the "troubled" status of its HCV program.

It is also hoped that improved communications between staff and the board, staff and staff, staff and the residents, and staff and the public at large together with improved management operations, will bring about efficient, reliable and improved services to our residents so that we can fulfill our mission to provide adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

Introduction

Beginning in 2005, the Montgomery Housing Authority disposed of three of its properties collectively known as Riverside Heights. In a negotiated sale, MHA sold the properties to the City of Montgomery for $12 million. HUD approved the disposition through its Special Applications Center with the stipulation that all of the money be used for new mixed-finance mixed-income housing. The first portion of Riverside Heights was sold for $7 million and that money is on deposit in an escrow account awaiting approval of a mixed-finance plan. The balance of $5 million will soon be available from the closing of the second portion of Riverside Heights.

Along with this narrative, the Authority is presenting to HUD a standard Rental Term Sheet and the supporting financial schedules. The Rental Term Sheet is the required submission from HUD for approval of a mixed-finance plan. Typically, however, the Rental Term Sheet follows a more detailed and explanatory Revitalization Plan as part of a HOPE VI Grant. As MHA did not receive a HOPE VI Grant, it seemed appropriate to include some additional narrative on the overall plan for housing development along with the Rental Term Sheet.

After considerable discussion and study with both the City of Montgomery and the Authority's consultants, MHA has opted to use the disposition proceeds to redevelop two of its distressed assets in downtown Montgomery. The first is proximate to the State Capitol and governmental buildings and second borders the growing riverfront development. These are Tulane and Trenholm. As Trenholm appears to be an excellent candidate for the HOPE VI program (should it receive reauthorization) - the Authority has opted to begin with Tulane Court. In this way it can gain development experience and better position itself for the follow-on development at Trenholm.

Tulane Court also seemed natural starting place with a chance to replace severely outdated, physically obsolete public housing. The current housing was built in the 1950s and has recent REAC scores as low as 52. Now only 77% occupied, the poorly maintained property has become a blight on the neighborhood and is known for its high crime rate.

This document and the accompanying Rental Term Sheet should provide comfort to HUD that the Authority has begun in the right direction in its redevelopment efforts. The plan has been conceived to address <u>each important element</u> of the successful replacement of traditional public housing with lower density mixed-income mixed-finance housing. First and foremost the Authority has a plan for the involvement of residents and successful relocation. Secondly, the Authority understands that it cannot handle many of the necessary tasks to complete a successful redevelopment and has begun procuring other important team members.

Finally, the planning of the Tulane redevelopment has focused on a realistic and comprehensive task schedule and financing plan. In this way, the actual redevelopment will be guided by specific goals and not a general hope that the property can be redeveloped. The following sections address these elements in more detail.

Resident Involvement and Relocation

Over the past several years, MHA has replaced older public housing units across the street from Tulane Court with a new public housing only development known as Tulane Gardens[1]. One of the compelling reasons to raze the Tulane Court site and replace it with new housing is the appearance of a bifurcated social system with the "better" residents being across the street. Apparently, in the tenant meetings leading up to the demolition of a portion of Tulane and rebuilding new public housing units, the residents at the remaining Tulane Court worked all that additional new housing opportunities would be available on their site.

Because of this past work, the majority of the residents are familiar with the relocation process and aware that MHA plans to soon redevelop the balance of Tulane. An initial version of this plan has also appeared in Montgomery's Annual PHA Plan and the board has held open sessions regarding future development.

As the schedule being submitted with this plan and Rental Term Sheet will show, the Authority will soon hold a meeting with the resident Council and present the necessary offer to sell. It will then proceed to have the first of its open presentations to the residents and to begin to help them with their specific relocation needs. MHA staff will discuss with residents the timeframe for the project, relocation options, and the intention to operate this section of Tulane Court as a property named, designed, and managed separately from the Tulane Gardens development. Residents will complete a survey regarding their preferences for relocation. The Authority will likely employ a different ACOP at the new property and it will be explained to current residents that they must meet certain requirements to return to the units created in this development.

Currently, there are 216 occupied households out of a total of 280 units at the remaining Tulane Court property. Relocation options include the approximately 226 vacant units in MHA's other communities and an ample supply of unused Section 8 vouchers. Because of the quantity of available resources, MHA does not plan to apply for additional Section 8 vouchers. Based on previous relocation efforts, most recently at Riverside Heights, MHA anticipates that a large majority of Tulane Court residents will choose Section 8 vouchers. However, a sufficient number of units are available in other public housing developments as well. MHA is actively investigating the possibility of outsourcing its relocation efforts and, in particular, the relocation of residents using Housing Choice Vouchers. Having additional support for handling a large outflow of vouchers would relieve the MHA Section 8 staff of an excessive workload and better assure that the residents receive sufficient attention to make their most informed housing choice.

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[1] It should be noted that the units built at Tulane Gardens did not receive housing tax credits and were built only from HUD Capital Funds and Replacement Housing Funds. In the proposed scenario of this revitalization plan, almost $25 million of nonpublic housing money would be used.

Development Team

The Authority plans to play a significant role in the development and will be responsible for overall project success. This will allow it to build its development skills and replicate the process in future phases and development projects. It does not, however, have the capacity to complete the development with only internal resources. MHA has retained Censeo to act as its Program Manager and Financial Advisor throughout the process - integrating HUD regulatory and financing requirements with the overall development program. Censeo will advise the Authority during its negotiations with potential development partners. The program manager will also be responsible for overall schedule coordination, sourcing additional financing, and creating and monitoring budgets.

The development team will be comprised of the following:

- Program Manager/Financial Consultant
- Development Partner
- Architect and Engineer
- General Contractor
- Relocation consultant / Section 8 voucher administrator
- Environmental Consultant
- Mixed-finance legal Counsel
- Market Analyst

MHA is in the process of procuring many of these team members in advance of approval of the plan. A legal services RFQ was released in May with responses due June 20. An RFQ for Development Partner has been drafted and is under review by the HUD. The Development Partner RFQ has a deadline of late July. MHA will soon begin the process of procuring a Market Analyst to produce primary data on potential tenants as well as a. All team members will be properly procured through Part 85 as required by HUD.

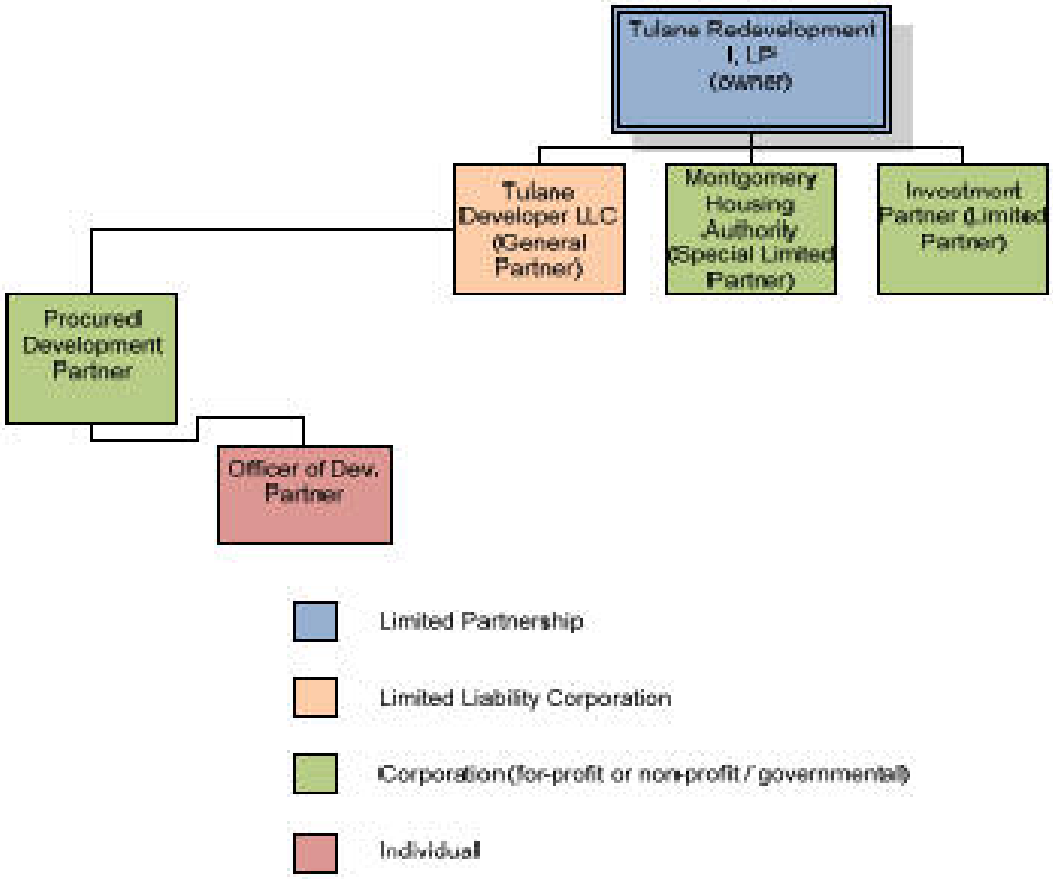
Schedule & Financing

Presented with the Rental Term Sheet is a comprehensive schedule for the redevelopment of Tulane. This schedule is driven around producing a low income housing tax credit application for the March 2008 cycle of the Alabama Housing Finance Authority. Housing tax credit equity makes up the vast majority of financial resources for the development of the actual housing. MHA plans two identical phases – each with 100 units and a community center. Prior to the housing development, MHA will need to spend funds from the Riverside Heights disposition to demolish the property and update the infrastructure. MHA has reserved $3 million for these activities and $4 million to be used as loans to the two limited partnerships that will own the new properties.

MHA has sufficient sources to complete this project and then begin development at Trenholm. In addition to the $12 million from the actual disposition of Riverside Heights, the Authority will have the interest earned during the time the funds are held and up to 10 years of replacement housing funds on Riverside and the units demolished at Tulane.

Similar to a HOPE VI development, MHA will realize a share of the development fee from the housing development. The Authority will provide a ground lease to the partnership formed to own each phase of the housing. The Development Partner will serve as GP and provide any necessary financial guarantees.

The Authority will be a Special Limited Partner in the ownership structure and provide operating subsidy to the public housing units. The developments will be subject to HUD TDC limits. The diagram below illustrates the anticipated ownership structure for the first phase of the Tulane Court redevelopment:



Prior to the housing tax credit application, the Authority needs to complete a Part 58 environmental review and a demolition / disposition application. Once a tax credit allocation is received the developer will be required to meet carryover which is expending 10% of the total development cost before the end of the calendar year in which the credits are allocated. The units must also be placed in service no later than December 31, 2010. Due to these two timing requirements the Authority cannot wait on anallocation of credits to begin the disposition and demolition processes. MHA must go forward assuming that it will be successful in obtaining a tax credit allocation.

Program Characteristics and Next Steps

MHA is committed to utilizing its public assets to improve the quality of life and economic health of its residents as well as community neighborhoods. The Tulane Court property was recognized by the City of Montgomery as an "opportunity site" in the Downtown Master Plan. MHA's vision for this redevelopment is to create a community where people of different economic strata, races and cultures will live, learn, work, play and raise families in close proximity to abundant employment, retail, and cultural opportunities.

Beginning with this redevelopment, the Authority is committed to expanding its presence in the affordable housing community and going beyond the bounds of traditional HUD-subsidized public housing. MHA realizes that there is a substantial demand for not only housing at this income level, but also for workforce housing and subsidized, service-enriched housing for the elderly. Having studied models of other public housing authorities in communities across the country that have become agents of change in those cities, MHA plans to play that role in the City of Montgomery. The Authority will coordinate with city planners to ensure that the new development is in line with the City's Downtown Master Plan and the recent redevelopment study of Centennial Hill, the historically significant neighborhood of which Tulane Court is a part.

MHA will require that development, design, construction and long-term operations of the project will be environmentally sound, resource efficient, and respectful of the physical, historical and cultural traditions of the prospective residents and surrounding neighborhoods. Because low-income housing tax credits (LIHTC) will be vital to the success of this project, the Authority must adhere to standards outlined in the most recent Qualified Allocation Plan ("QAP") from the Alabama Housing Finance Authority (AHFA). MHA and its development partner will also ensure that the following development values are represented in the redevelopment program of Tulane:

• Creation of rental units indistinguishable in quality and visual appearance from rental units for other levels of income in developments continuous and integrated into the larger community;
• Maximization of public and affordable housing opportunities for residents;
• Maximization of the use of private financing to minimize the investment of limited MHA resources;
• Establishment of a vehicle to engage residents of all income levels and backgrounds, local institutions and other stakeholders in the revitalization effort;
• Creation of employment and business opportunities for public housing residents, residentowned businesses, and other minority / women owned businesses that provide bona-fide commercial value to the project, such that residents and businesses build skills and experience in working on MHA related development projects that can be valuable in non-MHA related work;
• Reflection of architectural and urban design standards of Montgomery neighborhoods, recognizing applicable cost limitations
• Enhancement of the professional knowledge, skills and ability of the MHA development, financial and management staff;
• Involvement of the community and potential residents throughout the course of the development process; and
• Use of the principles of new urbanism whenever feasible to establish an environmentally affable community that promotes diverse, compact, vibrant, mixed use community.

Upon approval from the Field Office, MHA will move forward with relocation of the existing tenants on the Tulane Court site as well as completing environmental studies and a demolition/disposition application to be filed with the HUD Special Applications Center.

Attachment al006n01

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.