OMB Approval No: 2577-0226
Expires: 08/31/2009

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

PHA Plans al006v04

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

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: (mm/yyyy) 04/2009

PHA Programs Administered:

☒**Public Housing and Section 8** ☐**Section 8 Only** ☐**Public Housing Only**

Number of public housing units: 2001 Number of S8 units: Number of public housing units:

Number of S8 units: 2393 (includes 88 Enhanced vouchers)

☐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 homeownership; 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 for additional vouchers, as needed, to support redevelopment activity and address housing needs.
- ☒ Reduce public housing vacancies: The MHA is working toward achieving a turnaround time of no more than thirty (30) 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 plans to leverage the funds it has received from the sale of Riverside Heights-AL 6-4, AL 6-1 and AL 6-7 (AMP Nos. AL006000010 and AL006000001 respectively) to create additional mixed finance/mixed use housing. The MHA received approval of its demolition application submitted to the Special Applications Center (SAC) for the remaining portion of Victor Tulane Court-AL 6-3&9 (AMP AL006000003) which it plans to redevelop as a mixed finance/mixed income housing

community. The MHA has contracted out the following services for the redevelopment of mixed- finance/mixed-income housing to replace Tulane Court: Project Manager, Legal Counsel, Master Planner and Development Partner. The MHA is in the process of hiring a Development Director.

☒ Acquire or build units or developments: The Cedar Park property is owned by the MHA and served as a housing community for more than twenty years. The market study is being performed to determine if there is a need for housing in this area and if providing housing at this site would be in the best interest of the MHA and the community. Once this is determined, the MHA will provide any other information that may become necessary for redevelopment, sale or lease of this property.

☐ Other (list below)

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

Objectives:

☒ Improve public housing management: (PHAS score) **71** (3/31/2008)

- The MHA expects to remain a standard performer and projects a score of 74 for 2009.The MHA will work toward achieving higher performance and increasing its PHAS score to 90% by 2011; The MHA has created a Quality Assurance (QA) department to monitor RIM and ensure compliance and conducts frequent audits to ensure compliance.
- MHA will work on improving its work order turn around time by providing training to its maintenance employees.
- MHA will work on improving its inspections protocol.
- MHA has received HUD approval to demolish the remaining half of Victor Tulane Court and also received approval of its application for relocation vouchers. MHA will demolish and redevelop this property with mixed-income units.
- MHA has plans to contract for the services of a Project Manager to oversee all development activities.
- National Facilities Consultants, Inc., has completed the physical needs assessments in all of our developments. These PNAs will help us to determine the work items that require modernization. A copy of the PNA for Richardson Terrace has been submitted to your office.
- MHA will continue to meet with the MPD for more after-hour patrols in housing communities.
- MHA will identify additional policing resources to patrol its housing communities.
- MHA will be looking at other resources to improve safety in its housing communities.

☒ Improve voucher management: (SEMAP score) **78** (3/31/2008)

- The MHA will anticipate a score of well above the seventieth percentile to maintain standard performance or become a high performer.
- MHA had submitted a request to HUD for approval to contract out the Housing Choice Voucher (HCV) Program during the time it was under

Procurement Review. On August 22, 2008 HUD released the MHA from HUD's review of general procurement activities with the exception of approval to contract out the HCV Program as they were "seeking guidance from HQ..." However, MHA was informed that it may continue to seek capacity from interested parties and that qualified offers should be sent to HUD for review prior to acceptance and finalization of the Contract. The RFP for privatization was placed out for bid and the bid opening was held on November 6, 2008. Responses received were reviewed and evaluated by an evaluation committee. On November 17, 2008 HUD notified the MHA that it "fully released MHA to administer the Section 8 Program in accordance with HUD regulations." Upon completion of the evaluation committee's review of the responses received to the RFP for the privatization of the Section 8 HCV Program, it was decided that MHA would not move forward with privatization of the program at this time. MHA anticipates an improvement in utilization to 95% of expended funds.

- The MHA anticipates an improvement in Housing Quality Standards Enforcement of Inspections to meet SEMAP standards for deficiency completion dates.
- The MHA has created a Quality Assurance (QA) department to monitor SEMAP. The QA staff conducts frequent audits to ensure compliance.

☒ Increase customer satisfaction: Contingent upon funding availability, the MHA will:

- Develop a customer service protocol;
- Improve routine work order turn around time to three (3) days;
- Respond to internal and external inquiries within 24 hours;
- Improve the curb appeal of its properties;
- Offer Customer Service training to its employees;
- Develop and publish a news letter for its residents;
- Hire a Coordinator to link residents to essential community services in the community;
- Develop internal controls to improve the delivery of services to our constituents;
- Promote excellence;
- Establish monthly Resident Advisory Board and Council meetings to better communicate the goals and directives of the MHA to its residents.

☒ 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;
- Improve work order completion time;
- Increase occupancy rate;
- Increase rent collection;
- Focus housing management efforts to emphasize good housekeeping and improve curb appeal;

- Investigate feasibility of sending the utility allowance payments electronically to HCV recipients;
- Improve HQS Enforcement;
- Improve Utilization of HCV funding;
- Improve landlord base;
- Improve financial internal controls;
- Collaborate with local law enforcement to improve security at sites;
- Streamline procurement;
- Partner with local community agencies to improve and strengthen community relations and encourage on-site services in public housing communities.
- Staff training in all management areas will continue to be provided both in-house and off-site.

☒ Renovate or modernize public housing units:

Updated: Please see **Attachment al006q04** Strategies for Comprehensive Modernization utilizing Capital Funds and the funds allocated the MHA under the 2009 American Recovery and Reinvestment. Act.

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

- Disposition: The sale of Riverside Heights (AL006000001), to include closing, is completed. The Escrow Agreement has been executed and the monies received are in an escrow account with Regional Financial Corporation.
- MHA's Mixed-Income/Mixed-Finance Plan for the redevelopment of the remaining portion of Victor Tulane Court (AMP No. AL006000003) has been updated - see **Attachment al006l04**; The redevelopment may be funded from a combination of the sale proceeds of Riverside Heights, Capital Funds, CFP Replacement Housing Factor funds, market rate loans, tax credit monies, grants, and resources from other government entities. A market analysis and a feasibility survey of the Tulane Court redevelopment were completed. The MHA has contracted with a Consultant, Legal Counsel, Development Partner and Master Planner for the planned mixed-income/mixed finance redevelopment of the Tulane Court housing development. MHA and their counsel have crafted a draft Master Development Agreement (MDA) and are in negotiation with the Integral Group.
- Demolition: (1) The application made for the demolition of Victor Tulane Court (AMP No. AL006000003) was approved by HUD Special Applications Center. HUD also approved MHA's application for relocation vouchers for the families remaining at this property. This relocation process started in October 2008. Demolition commenced in October 2009. Note: The Board accepted the recommendation of the modernization committee to first consider Victor Tulane Court [AL 6-3 and the remaining portion of AL 6-9] for demolition/disposition; (2) The demolition job for the 76 structurally damaged units at Smiley

Court (AMP No. AL06000008) is complete. Upon completion of the demolition which will improve density, localized play areas are planned. A structural engineering report is being prepared to identify possible problems prior to any other major expenditures at this development. (3) Demolition and Disposition application for Trenholm Court was submitted in August 2009. The PHA plans to contract with a Project Manager to provide technical assistance on development activities.

☒ Provide replacement public housing:
RHF funds R501-05, R501-06, R501-07, R502-05, R502-06 and R502-07 will be used for the redevelopment of Tulane Court.

- The MHA received HUD Field Office approval of its initial redevelopment plans in August of 2007. MHA plans to expend all of its Replacement Housing Factor (RHF) funds by "bundling" these funds in order to fund the redevelopment of Victor Tulane Court and other anticipated redevelopment. At the time of this submission, the RHF funds 501-05 have been expended on activities relating to the demolition of Victor Tulane Court. The MHA has partnered with The Integral Group & Gateway construction (Development partner) for this project. MHA also entered into an agreement with Klien Hornig, LLP for representation of legal services and with the Sizemore Group (Master Planner) for this mixed-income and mixed finance development. MHA will use up to $12 million of seed funding from the sale of Riverside Heights (AMP Nos. AL006000010 and AL006000001), and plans to apply for tax credits and research other funding options. MHA has submitted its revised RHF Plan to HUD.
- The MHA is looking at acquiring small developments to replace some of the lost units.
- The MHA will research the feasibility of undertaking acquisitions by "in-fill" housing.
- All residents displaced by the redevelopment plans have been properly relocated; Application for 148 relocation vouchers was submitted and approved by HUD.

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

☒ Other: (list below)

- The MHA will continue to improve its vacancy rate by working diligently to add units to the rent roll on a weekly basis.

☒ **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.
- 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.
- MHA plans to host an Annual Training Seminar for its Housing Choice Voucher participants.

☐ Increase voucher payment standards:

☒ Implement voucher homeownership program: Based on grant funding.

☒ 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 on-site for both the Public Housing and Section 8 programs.
- The MHA contemplates applying for project based voucher assistance.

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 website is in the process of being updated. The MHA will also publish a newsletter that will be informative and include resident families and community events. The MHA staff will continue to make periodic presentations to civic groups and neighborhood associations to explain the programs of the MHA.

- The MHA plans to hire a Resident Services Coordinator who will be charged with linking community services to meet the needs of the residents.
- The Deconcentration Rule as contained in Section XXVI of the Admissions and Continued Occupancy Policy (ACOP) will continue to be enforced. (See **Attachment A: al006a04)**

☒ 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 6/30/2009.

☒ Implement public housing security improvements:

- Limit ingress and egress at all developments.
- MHA staff will continue working with the Montgomery Police Department (MPD) to improve response time.
- MHA is contemplating installing video cameras in housing communities.
- Increase and improve lighting in all housing communities.
- MHA is revamping the job description to better suit its safety and security needs. The new hire will be responsible for coordinating all of the security activities, putting together a comprehensive Security Plan to provide the security and safety needs of the residents in public housing communities. MHA will examine the possibility of earmarking some of its capital fund monies toward our efforts in providing safe housing communities. The Public Safety Officer will be also maintain a close 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)

☒ Other: (list below)

- The MHA continues to enforce its *Screening and Eviction Final Rule,* formerly known as 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 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 quarterly meetings with Section 8 landlord/owners/agents 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 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 and HCV 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.
- MHA will work on marketing strategies to attract new owner participation in the Section 8 HCV program.

Other PHA Goals and Objectives: (list below)

- MHA will be evaluating central cost center functions to determine if it is more cost efficient to outsource those functions, including evaluating fees for service versus cost allocation.

Annual PHA Plan
PHA Fiscal Year 2009
[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 2009 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 replacement housing.
- Ensure equal opportunity in housing for all Americans.
- Promote employment, self-sufficiency and Home Ownership for families and individuals.
- Increase efforts to improve the quality of life and promote economic vitality in housing communities.
- Increase communications between staff and staff, staff and residents, staff and commissioners.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

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

Required Attachments:

- ☒ Admissions Policy for Deconcentration - **Attachment al006a04**
- ☒ FY 2009 Capital Fund Program Annual Statement **- Attachment al006b04**
- ☒ FY 2009 CFP **ARRA** Annual Statement **-Attachment al006b04ARRA**
- ☐ 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 al006c04**
- ☒ List of Resident Board Member – **Attachment al006d04**
- ☒ Community Service Description of Implementation – **Attachment al006e04**
- ☒ Information on Pet Policy – **Attachment al006f04**
- ☒ Section 8 Homeownership Capacity Statement, if applicable – **Attachment al006g04**
- ☐ Description of Homeownership Programs, if applicable

Optional Attachments:

- ☒ PHA Management Organizational Chart - **Attachment al006h04**
- ☒ FY 2009 Capital Fund Program 5 Year Action Plan - **Attachment al006i04**
- ☒ P & E Reports Capital Fund Program - **Attachment al006j04 (CFP)**
- ☒ P & E Reports Replacement Housing Factor (RHF) Funds - **Attachment al006j04 (RHF)**
- ☐ 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)
  - Voluntary Conversion Required Initial Assessments – **Attachment al006k04**
  - Deconcentration Policy for Covered Developments – **Attachment al006l04**
  - Statement of Progress in Meeting 5-Year Plan and Goals–**Attachment al006m04**
  - Certifications - **Attachment al006n04**
  - Definition of "Substantial Deviation" or "Significant Amendment or Modification" – **Attachment al006o04**
  - 504 Reasonable Accommodation Plan - – **Attachment al006p04**
  - Strategies for Comprehensive modernization utilizing Capital Funds - **Attachment al006q04**
  - Revised FYE 3-31-08 audited financial report - **Attachment al006r04**
  - Section 8 Corrective Action Plan (CAP) - **Attachment al006s04**

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 *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**
	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)
	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
X	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	7,901	5	5	5	5	5	5
Income >30% but <=50% of AMI	5,157	3	3	3	3	3	3
Income >50% but <80% of AMI	6,104	2	2	2	2	2	2
Elderly	3,972	5	5	5	5	5	5
Families with Disabilities	16,259	5	5	5	1	1	1
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)	362	5	5	3	3	3	5

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

- ☒ Consolidated Plan of the Jurisdiction/s
  Indicate year: 2005-2009
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
  Indicate year:
- ☐ Other housing market study
  Indicate year:
- ☐ Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List
PUBLIC HOUSING

Waiting list type: (select one)
- ☐ Section 8 tenant-based assistance
- ☒ Public Housing
- ☐ Combined Section 8 and Public Housing
- ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1060		322
Extremely low income <=30% AMI	1030	97%	
Very low income (>30% but <=50% AMI)	27	3%	
Low income (>50% but <80% AMI)	3	0	
Families with children	224	22%	
Elderly families	24	2%	
Families with Disabilities	39	4%	
Race/ethnicity (Black)	1048	99%	
Race/ethnicity (White)	12	1%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	119	11%	
1BR	374	35%	
2 BR	368	33%	
3 BR	174	16%	
4 BR	25	1%	
5 BR	0	0	
5+ BR	0	0	

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	4664		31%
Extremely low income <=30% AMI	3482	78%	
Very low income (>30% but <=50% AMI)	848	19%	
Low income (>50% but <80% AMI)	134	3%	
Families with children	3303	84%	
Elderly families	45	1%	
Families with Disabilities	1116	25%	
Race/ethnicity (White)	45	1%	
Race/ethnicity (Black)	4419	99%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)	Projected	Projected	
1BR	670	15%	
2 BR	2232	50%	
3 BR	1339	30%	
4 BR	223	5%	

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

Housing Needs of Families on the Waiting List SECTION 8			
5 BR	0	0%	
5+ BR			

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

If yes:

How long has it been closed (# of months)? Since July 2007

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 (Special Admissions only)

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)

- The MHA contemplates applying for project based voucher funds.

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)

- The MHA uses an internal Section 8 CAP as a management tool to ensure improvements. The CAP was approved by the MHA Board of Commissioners on October 20, 2009 and has been submitted to the HUD Field Office and can be found at **Attachment al006s04.**

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

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

Select all that apply

☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

☐ Employ admissions preferences aimed at families with economic hardships

☒ Adopt rent policies to support and encourage work

☐ Other: (list below)

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

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

Select all that apply

☐ Employ admissions preferences aimed at families who are working

☒ Adopt rent policies to support and encourage work

☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

☐ Seek designation of public housing for the elderly

☒ Apply for special-purpose vouchers targeted to the elderly, should they become available

☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- The MHA will continue a mass communications campaign to publicize housing programs to reach a broader, less targeted area, via public service announcements for television, print advertisement in the Montgomery Apartment Guide (a free publication distributed throughout the Montgomery Area).
- The MHA will continue to maintain its website at www.mhatoday.org The website is updated frequently and promoted in all outreach materials and activities.
- MHA staff will continue to make presentations to 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.

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

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

☒ Funding constraints
☒ Staffing constraints
☒ Limited availability of sites for assisted housing

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2009 grants)**		
a) Public Housing Operating Fund	7,205,653	Operations
b) Public Housing Capital Fund	3,353,568	Housing
c) CFP 50109R	1,020,077	
d) CFP 50209R	215,259	
e) HOPE VI Revitalization		
f) HOPE VI Demolition		
g) Annual Contributions for Section 8 Tenant-Based Assistance CY2009	10,075,050	Section 8
h) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
i) Resident Opportunity and Self-Sufficiency Grants		
j) Community Development Block Grant		
k) HOME		
Other Federal Grants (list below)		
CFP 50108	3,760,230	
CFP 50107	3,313,410	
CFP 50108R	696,593	
CFP 50208R	234,551	
CFP 50207R	391,685	
CFP 50107R	649,792	
CFP 50105	2,884,968	
CFP 50106	3,768,137	
CFP 50105R	15,637	

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
CFP 50106R	308,715	
CFP 50205R	406,745	
CFP 50206R	414,139	
2. Prior Year Federal Grants (un-obligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,033,789	PH Operations
4. Other income (list below)		
4. Non-federal sources (list below)		
Development Funds*	12,602,337	
Total Resources	52,350,335	

* 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 may pick up and return an application at any one of the HA's rental office in the Housing Communities or from the HA Central Office. Completed applications with birth certificate and social security cards will be accepted for all applicants and the information will be verified by the HA. The application must be dated, time-stamped, and referred to the HA's Central Office for selection and process.
Applicants are mailed an appointment to complete the application file. All documentation is verified and a criminal background check is completed. Eligible applicants are notified and placed on a waiting list.

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)

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

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?
☒ PHA main administrative office
☒ PHA development site management office
☐ Other (list below)

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

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

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

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

☒ One
☐ Two
☐ Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☒ Other source (list)
- 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 al006l04 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 al006l04 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
☒ 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:
- Requests for extensions of the term. A family may request an extension of the Voucher time-period. All requests for extensions should be received in writing prior to the expiration date of the Voucher. Extensions are permissible at the discretion of the HA primarily for the following reasons:
- Extenuating circumstances, such as hospitalization or a family emergency or an extended period of time which has affected the family's ability to find a unit within the initial 60-day time period.
- The family has evidence that they have made a consistent effort to locate a unit and request support services from the HA, throughout the initial 60-day period with regard to their inability to locate a unit.
- The family has turned in a Request For Lease Approval prior to the expiration of the 60-day time period, but the unit has not passed HQS.

(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.

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) 1
☐ 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.
- Local Community Agencies
- MHA website at www.mhatoday.org

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

☐ $0

☒ $1-$25

☐ $26-$50

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

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

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
- from existing employment of a current household member, the HA will defer the increase to the next regular reexamination.
☐ 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)

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)

Note: As of the date of the PHA Plan submission al006v02, the approved MHA Payment Standard was checked to reflect 100% but at or below 110% of FMR. However, HUD has since approved the waiver to reduce the MHA payment standard to be at or above 90% but below 100% of FMR and this has been implemented **effective October 1, 2009** and is now checked in this Plan submission al006v04. **Further Update:** As a result of HUD rescinding its waiver, the MHA will be changing its payment standards.

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) - funding shortfall.

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 al006h04)**

☐ 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 4/1/2009	Expected Turnover 3/31/2010
Public Housing	1668	355
Section 8 Vouchers	1597	495
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)	n/a	n/a
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
- 504 Reasonable Accommodation Plan

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan
- Family Self-sufficiency Action Plan
- Home Ownership Plan
- HCV Guidebook
- DVP Guidebook
- Enterprise Income Verification (EIV) Policy
- MHA Personnel Policy Handbook
- MHA Employee Safety Manual

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

☐ PHA main administrative office

☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **al006b04**

-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) **al006i04**

-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:
- Tulane Court (AMP AL006000003)

☒ 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 (AMP al006000003). The MHA has received HUD approval 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:

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: TRENHOLM COURT 1b. Development (project) number: AL006000005 (AL 6-6)
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐
4. Date application approved, submitted, or planned for submission: (08/2009)
5. Number of units affected: 353 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: September 2011 b. Projected end date of activity: March 2012

Demolition/Disposition Activity Description
1a. Development name: VICTOR TULANE COURT 1b. Development (project) number: AL006000003 (AL 6-3&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: (08/2008)
5. Number of units affected: 300 [216+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: October 2009 b. Projected end date of activity: April 2010

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

[24 CFR Part 903.7 9 (i)]

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

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
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: 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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

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? 11/01/05.
(**Note:** PHA is in the process of updating this agreement.)

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,	120	Specific criteria	Montgomery Housing Authority/DHR/	**BOTH**

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

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.			Center/Montgomery Career Center	
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 2008 Estimate)	Actual Number of Participants (As of: 10/2008)
Public Housing	25	10
Section 8	50	41

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

Attachment al006e04

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

☐ Safety and security survey of residents
☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
☒ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☒ Resident reports
☒ PHA employee reports
☒ Police reports
☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
☒ Other (describe below)
- Comments and concerns received from residents at the Resident meeting to discuss and review PHA Plans.

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

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☒ Crime Prevention Through Environmental Design
☒ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☒ Other (describe below)
- Neighborhood Watch Program
- Improved Lighting
- Security Cameras
- Meetings held with the Police Department and City Council 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
- Cleveland 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
   - Cleveland Court

D. Additional information as required by PHDEP/PHDEP Plan (Not applicable)

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)]

Attachment al006f04

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 **1**
   - A copy of the revised audit report for FYE 3-31-08 is attached as **al006r04.**
5. ☐ Yes ☒ No: Have responses to any unresolved findings been submitted to HUD?
   If not, when are they due (state below)?
   - MHA is in the process of responding to HUD's letter dated November 6, 2009.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
☐ Not applicable
☒ Private management
☒ Development-based accounting
☒ Comprehensive stock assessment
☐ Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☐ Attached at Attachment (File name)
☒ Provided below:

- Replacement of appliances (Paterson Court)
- Central Heating and airconditioning (Paterson Court)
- Correct Erosion (Paterson Court)
- Parking Space (Richardson Terrace)
- Blinds (Richardson Terrace)
- Replace Trash Chute (Richardson Terrace)
- Gated community (Richardson Terrace)
- Stricter Lease rules (Richardson Terrace)
- Safety (Smiley Court)
- Repair of vandalism and removal of graffiti (Smiley Court)
- Resident Council Officers – terms and requirements (Smiley Court)

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:

- Replacement of appliances (PHA-wide)
- Central Heating and airconditioning (Smiley and Cleveland Courts)
- Correct Erosion (Planned)
- Blinds (Renovations scheduled)
- Replace Trash Chute (Trash Chute doors have been repaired)
- Safety (Public Safety Officer will be hired)
- Repair of vandalism and removal of graffiti (ongoing)
- Resident Council Officers – terms and requirements (Have been provided Robert Rules of Order to help meetings process.)
- Parking Space (Richardson Terrace) – No space available for additional parking.

☐ 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) – City/County of Montgomery, AL
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.

(1) LEAD BASED PAINT:

All units at MHA have been abated of lead based paint and the annual activity report is sent each year to the Field Office. The MHA has not purchased any pre-1978 units and all newly constructed units are lead free.

(2) 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

Gibbs Village [West] RC President
Alma Golson
2021-A Terminal Road
Montgomery, Alabama 36108
334-233-5773

Attachments

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

Required Attachments:

- ☒ Admissions Policy for Deconcentration - **Attachment al006a04**
- ☒ FY 2009 Capital Fund Program Annual Statement - **Attachment al006b04**
- ☒ FY 2009 CFP **ARRA** Annual Statement -**Attachment al006b04ARRA**
- ☐ 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 al006c04**
- ☒ List of Resident Board Member – **Attachment al006d04**
- ☒ Community Service Description of Implementation – **Attachment al006e04**

☒ Information on Pet Policy – **Attachment al006f04**
☒ Section 8 Homeownership Capacity Statement, if applicable – **Attachment al006g04**
☐ Description of Homeownership Programs, if applicable

Optional Attachments:
☒ PHA Management Organizational Chart - **Attachment al006h04**
☒ FY 2009 Capital Fund Program 5 Year Action Plan - **Attachment al006i04**
☒ P & E Reports Capital Fund Program - **Attachment al006j04 (CFP)**
☒ P & E Reports Replacement Housing Factor (RHF) Funds - **Attachment al006j04 (RHF)**
☐ 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)
- Voluntary Conversion Required Initial Assessments – **Attachment al006k04**
- Deconcentration Policy for Covered Developments – **Attachment al006l04**
- Statement of Progress in Meeting 5-Year Plan and Goals–**Attachment al006m04**
- Certifications - **Attachment al006n04**
- Definition of "Substantial Deviation" or "Significant Amendment or Modification" – **Attachment al006o04**
- 504 Reasonable Accommodation Plan - – **Attachment al006p04**
- Strategies for Comprehensive modernization utilizing Capital Funds - **Attachment al006q04**
- Revised FYE 3-31-08 audited financial report - **Attachment al006r04**
- Section 8 Corrective Action Plan (CAP) - **Attachment al006s04**

Attachment: al006a04

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.

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157

Attachment: al006b03

HA Name	Housing Authoirty of the City of Montgomery, AL	Capital Fund Program Grant Number AL09P006501-09	FFY of Grant Approval 2009

[X] Original Annual Statement [ ] Reserve for Disasters/Emergencies **[ ] Revised Annual Statement/Revision Number** [ ] Final Performance and Evaluation Report

[X] Performance and Evaluation Report for Program Year Ending 7-31-2009

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)	$670,713.00			
3	1408	Management Improvements (May not exceed 20% of line 20)	$250,000.00			
4	1410	Administration (May not exceed 10% of line 20)	$335,356.00			
5	1411	Audit	$2,000.00			
6	1415	Liquidated Damages				
7	1430	Fees and Costs	$55,000.00			
8	1440	Site Acquisition				
9	1450	Site Improvement	$25,000.00			
10	1460	Dwelling Structures	$1,775,499.00			
11	1465.1	Dwelling Equipment - Nonexpendable	$75,000.00			
12	1470	Nondwelling Structures	$65,000.00			
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1490	Replacement Reserve				
16	1492	Moving to Work Demonstration				
17	1495.1	Relocation Costs	$100,000.00			
18	1498	Mod Used for Development				
19	1499	Development Activities				
20	1502	Contingency (may not exceed 8% of line 20)				
21	Amount of Annual Grant (Sum of lines 2 - 19)		$3,353,568.00	$0.00	$0.00	$0.00
22	Amount of line 20 Related to LBP Activities					
23	Amount of line 20 Related to Section 504 Compliance					
24	Amount of line 20 Related to Security		$50,000.00			
25	Amount of line 20 Related to Energy Conservation Measures		$132,549.90			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement / Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

Capital Fund Program Grant Number
AL09P006501-09

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	**Operations**							
	Operations	1406		**$670,713.00**				
PHA-Wide	**Management Improvements**							
	Public Safety Department	1408		$50,000.00				
	Staff Training	1408		$25,000.00				
	Consulting Financial/Management	1408		$175,000.00				
	Subtotal 1408			**$250,000.00**				
PHA-Wide	**Administrative**							
	Administrative-Salaries and Benefits	1410		$335,356.00				
	Subtotal 1410			**$335,356.00**				
PHA-Wide	**Audit**							
	Audit	1411		$2,000.00				
	Subtotal 1411			**$2,000.00**				
PHA-Wide	**Fees and Costs**							
	A & E Fees and Costs	1430		$50,000.00				
	Subtotal 1430			**$50,000.00**				
PHA Wide	**Site Improvement**							
	Exterior Site Improvements	1450		$25,000.00				
	Subtotal 1450			**$25,000.00**				
PHA Wide	**Dwelling Structures**							
	Exterior Site Improvements	1460		$50,000.00				
	Subtotal 1460			**$50,000.00**				
PHA Wide	**Dwelling Equiment**							
	Refrigerators/Stoves	1465		$75,000.00				
	Subtotal 1465			**$75,000.00**				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Tulane Gardens AMP 011 / Dev. 6-23	**Fees and Costs**							
	A & E Fees-Maintenance Facility	1430		$5,000.00				
	Subtotal 1430			**$5,000.00**				
	Non-Dwelling Structures							
	Construct new maintenance facility	1470		$65,000.00				
	Subtotal 1470			**$65,000.00**				
	TOTAL Tulane Gardens			**$70,000.00**				
Cleveland Court AMP 002/ Dev. 6-2	**Dwelling Structures**							
	Renovation 150 units			$1,325,499.00				
	Subtotal 1460	1460		**$1,325,499.00**				
	Relocation Costs							
	Relocate residents to available units for redevelopment	1495.1		$100,000.00				
	Subtotal 1495.1			**$100,000.00**				
	TOTAL Cleveland Court			**$1,425,499.00**				
Smilev Court AMP 008/ Dev. 6-13	**Dwelling Structures**							
	Modernization 30 vacant units--subject to structural eng	1460		$400,000.00				
	Subtotal 1460			**$400,000.00**				
	TOTAL Smiley Court			**$400,000.00**				
	Total CFP 501-09			**$3,353,568.00**				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA Wide							

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-07

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part I: Summary
Capital Funds Program -- **Capital Fund Recovery Grant**

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

OMB Approval No. 2577-0226

Attachment: al006b04
CFP Annual Statement
ARRA

HA Name	Housing Authoirty of the City of Montgomery, AL	Capital Fund Program Grant Number AL09S006501-09	FFY of Grant Approval 2009

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies **[X] Revised Annual Statement/Revision Number 1**
[ ] Final Performance and Evaluation Report **[X] Performance and Evaluation Report for Program Year Ending 7/31/2009**

Line No.	Summary by Development Account		Total Estimated Cost Original	Total Estimated Cost Revision #1 Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)				
3	1408	Management Improvements (May not exceed 20% of line 20)				
4	1410	Administration (May not exceed 10% of line 20)	$0.00	$400,000.00		
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs	$550,000.00	$360,270.00		
8	1440	Site Acquisition				
9	1450	Site Improvement	$80,000.00	$200,000.00		
10	1460	Dwelling Structures	$4,593,353.00	$4,063,083.00		
11	1465.1	Dwelling Equipment - Nonexpendable	$100,000.00	$100,000.00		
12	1470	Nondwelling Structures	$615,000.00	$615,000.00		
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1492	Moving to Work Demonstration				
16	1495.1	Relocation Costs	$0.00	$200,000.00		
17	1499	Development Activities				
18a	1501	Collaterlaization or Debt Service paid by the PHA				
18b	9000	Collaterlaization or Debt Service paid Via System or Direct Payment				
19	1502	Contingency (may not exceed 8% of line 19)				
20	Amount of Annual Grant (Sum of lines 2 - 19)		$5,938,353.00	$5,938,353.00		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance		$350,000.00	$546,953.48		
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures		$300,000.00	$468,817.27		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program -- **Capital Fund Recovery Grant**

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

Capital Fund Program Grant Number
AL09S006501-09

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised Revision #x1	Funds Obligated	Funds Expended	
Richardson Terrace	**Administrative**							
	Administrative-Salaries and Benefits	1410		**$0.00**	**$400,000.00**			
Cleveland Court	**Fees& Costs**							
AMP 002/ Dev. 6-2	Architectural Fees & Costs-150 Unit Renovation	1430		**$300,000.00**	**$0.00**			
	Site Improvement							
	Site Improvements	1450		**$50,000.00**	**$0.00**			
	Dwelling Improvements							
	Modernization for 150 units--Moved to CFP 2008. 2009. 2010	1460						
	Roof Existing Porches			100,000.00				
	Install New Water Heaters			175,000.00				
	Install New HVAC			250,000.00				
	Kitchens			200,000.00				
	Baths			332,706.00				
	Floors			100,000.00				
	Millwork			112,000.00				
	Mortar Wash Brick			65,000.00				
	Electrical			100,000.00				
	Plumbing			133,647.00				
	New Exterior Doors			75,000.00				
	New Windows			250,000.00				
	504 Conversion Units			$100,000.00				
	Sub-Total 1460			**$1,993,353.00**	**$0**			
	TOTAL Cleveland Court			**$2,343,353.00**	**$0.00**			

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date
11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Capital Fund Program Grant Number

AL09S006501-09

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised Revision #1	Funds Obligated	Funds Expended	
Richardson Terrace AMP 009/ Dev. 6-14	**Fees& Costs**							
	Architectural Fees & Costs-100 Unit Renovation	1430		**$250,000.00**	**$360,270.00**			
	Site Improvement							
	Site Improvements-Exterior Fencing and Landscaping and new parking lot	1450		**$30,000.00**	**$200,000.00**			
	Dwelling Improvements							
	Modernization for 100 units	1460						
	Door/Window System			$300,000.00	$468,817.27			
	Floors			$200,000.00	$312,544.85			
	Kitchens			$350,000.00	$546,953.48			
	Baths			$500,000.00	$781,362.12			
	Carpentry			$200,000.00	$312,544.85			
	Drywall & Painting			$300,000.00	$468,817.27			
	504 Conversion Units			$350,000.00	$546,953.48			
	Plumbing & Electrical			$400,000.00	$625,089.69			
	Master Contract Amount-Est line spread based on org est--update when actual bid rec'd				***$4,063,083.00***			
	Sub-Total 1460			**$2,600,000.00**	**$4,063,083.00**			
	Dwelling Equiment							
	Replace Appliances	1465		**$100,000.00**	**$100,000.00**			
	Non-Dwelling Structures							
	Renovate Common Areas	1470		**$615,000.00**	**$615,000.00**			
	Relocation							
	Resident Relocation	1495.1		**$0.00**	**$200,000.00**			
	TOTAL Richardson Terrace			**$3,595,000.00**	**$5,538,353.00**			
	Total Capital Fund Recovery 501-09			**$5,938,353.00**	**$5,938,353.00**			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-07

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Richardson Terrace	3/2010			3/2012			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Attachment: al006c04

LIST OF RESIDENT ADVISORY BOARD MEMBERS

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 [East] RC President
Stephanie Oliver
1817B Gibbs Circle
Montgomery, AL 36108

Gibbs Village [West] RC President
Alma Golson
2021-A Terminal Road
Montgomery, Alabama 36108
334-233-5773

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

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

Tulane Gardens RC President
Charmine Bradley
302-A Victor Tulane Circle
Montgomery, AL 36104

Attachment: al006d04

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 Commissioner training and is a welcome addition to the board.

Attachment al006e04

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

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Montgomery Housing Authority (HA)
Community Services Requirements Policy

I. Community Service Requirements

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

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

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

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

II Criteria for Exempt Status

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

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

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

Note: Individuals that qualify for a disability for occupancy reasons may provide a self certification thta indicates thta their disability keeps them from performing community service **(See Attachment No.1)** Also, other persons (not classified as disabled) may be exempted in this category if they provide a written Doctor' s statement, that specifies their medical condition and says that they are not capable of complying with the community service requirement due to their medical condition.

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

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

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

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

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

III Proof of Compliance with the Community Service Requirements

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

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

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

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

IV Failure to comply with the Community Service Requirements

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

V Qualifying Agencies and other Agency approvals for Volunteer Community Service

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

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

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 PROPERTY MANAGER 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 Property Manager 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 Property Manager 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: al006f04

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.

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

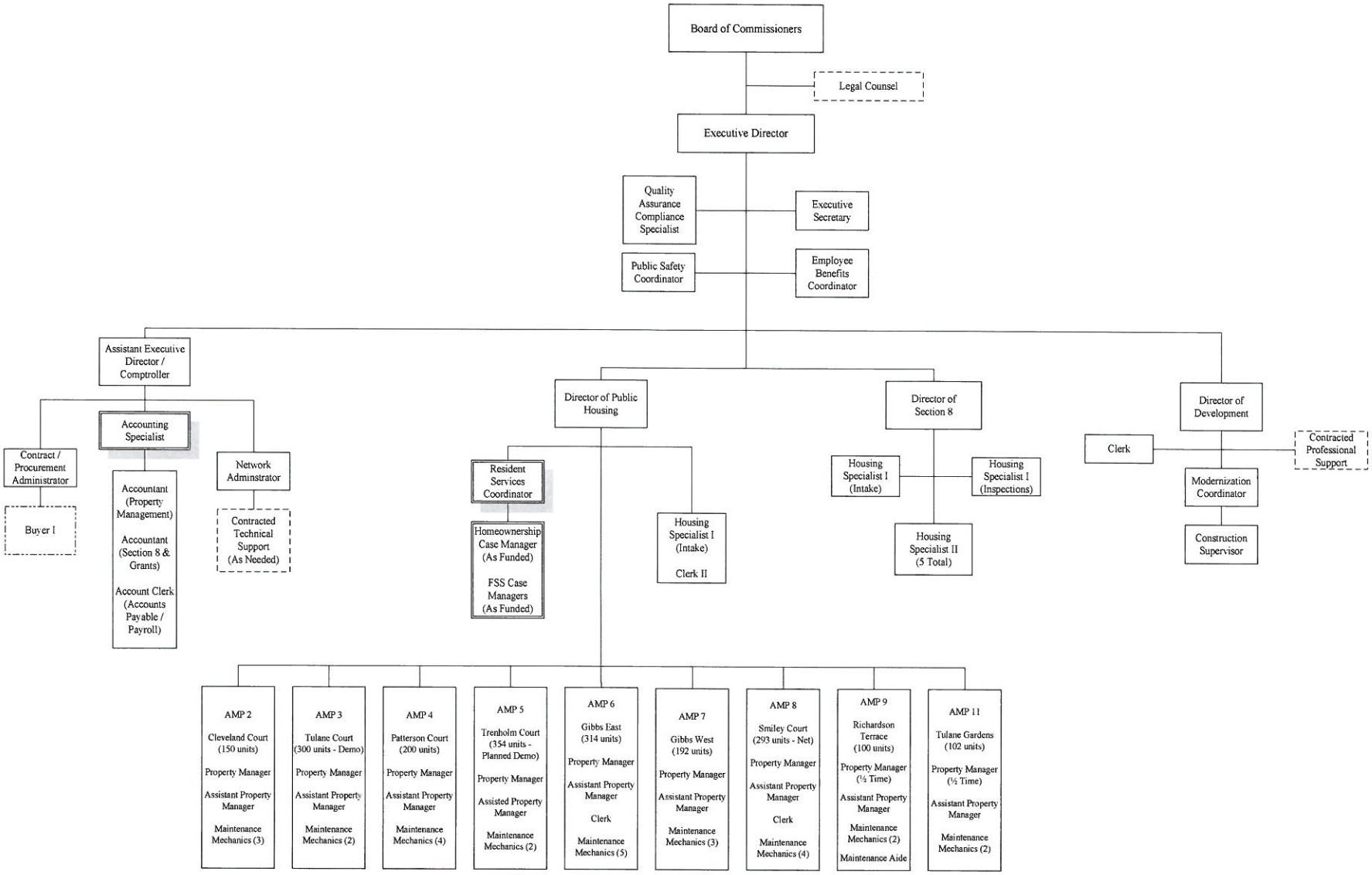
Attachment: al006g04

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

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

Attachment: al006h04

MONTGOMERY HOUSING AUTHORITY
PROPOSED ORGANIZATIONAL CHART



Capital Fund Program Five-Year Action Plan
Part I: Summary

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

Attachment al0063i04

PHA Name:
Housing Authority of the City of Montgomery, AL

☒ Original ☐ Revision No. ___

Development Number/Name/HA-Wide	Year 1 CFP Grant: **2009** PHA FY: **2009**	Work Statement for Year 2 CFP Grant: **2010** PHA FY: **2010**	Work Statement for Year 3 CFP Grant: **2011** PHA FY: **2011**	Work Statement for Year 4 CFP Grant: **2012** PHA FY: **2012**	Work Statement for Year 5 CFP Grant: **2013** PHA FY: **2013**
	Annual				
	Statement				
PHA-Wide					
1406-Operations	670,713.00	670,713.00	670,713.00	670,713.00	670,713.00
1408-Management Improvmenents	250,000.00	200,000.00	200,000.00	200,000.00	200,000.00
1410-Administration	335,356.00	335,356.00	335,356.00	335,356.00	335,356.00
1411-Audit	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
1430-1450-1460-1465					
Physical Improvements	200,000.00	225,000.00	225,000.00	225,000.00	225,000.00
1470-1475-Non Dwelling Structure/Equip		40,000.00	40,000.00	40,000.00	40,000.00
Tulane Gardens					
AMP 011 / Dev. 6-23					
1430-A&E Non Dwelling Structure	5,000.00				
1470-1475-Non Dwelling Structure/Equip	65,000.00				
Cleveland Court					
AMP 002/ Dev. 6-2					
1430-1450-1460-1465	1,325,499.00	1,880,499.00			
Physical Improvements					
1495-Relocation	100,000.00				

Capital Fund Program Five-Year Action Plan
Part I: Summary

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

Attachment al0063i04

PHA Name:
Housing Authority of the City of Montgomery, AL

☒ Original ☐ Revision No. ___

Development Number/Name/HA-Wide	Year 1 CFP Grant: **2009** PHA FY: **2009**	Work Statement for Year 2 CFP Grant: **2010** PHA FY: **2010**	Work Statement for Year 3 CFP Grant: **2011** PHA FY: **2011**	Work Statement for Year 4 CFP Grant: **2012** PHA FY: **2012**	Work Statement for Year 5 CFP Grant: **2013** PHA FY: **2013**
Trenholm Court					
AMP 005 / Dev. 6-6					
1430-A&E Fees-Demolition			125,000.00		
1485-Demolition			1,000,000.00		
1495-Relocation			200,000.00		
1499-Development			-	450,000.00	800,000.00
Gibbs East					
AMP 006/ Dev.6-12					
1430-1450-1460-1465			334,203.00	489,203.00	220,000.00
Physical Improvements					
Gibbs West					
AMP 007 / Dev.6-12					
1430-1450-1460-1465			221,296.00	326,135.00	145,161.00
Physical Improvements					
Smiley Court					
AMP 008 / Dev.6-13					
1430-1450-1460-1465	400,000.00			615,161.00	715,338.00
Physical Improvements					-
	3,353,568.00	3,353,568.00	3,353,568.00	3,353,568.00	3,353,568.00

Performance and Evaluation Report
Part I: Summary
Capital Funds Program

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

OMB Approval No. 257 7

Attachment: al006j04
CFP-P&E

HA Name	Housing Authoirty of the City of Montgomery, AL	Capital Fund Program Grant Number AL09P006501-05	FFY of Grant Approval 2005

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies **[x] Revised Annual Statement/Revision Number 4** **[X] Final Performance and Evaluation Report**
[ ] Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account		Total Estimated Cost Revision #3 Original	Revised # 4	Total Actual Cost (2) Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)	$406,562.00	$406,562.00	$406,562.00	$406,562.00
3	1408	Management Improvements (May not exceed 20% of line 20)	$181,656.13	$241,767.52	$241,767.52	$241,767.52
4	1410	Administration (May not exceed 10% of line 20)	$0.00	$0.00	$0.00	$0.00
5	1411	Audit	$0.00	$0.00	$0.00	$0.00
6	1415	Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430	Fees and Costs	$1,441.21	$159,417.33	$159,417.33	$159,417.33
8	1440	Site Acquisition	$0.00	$150,405.38	$150,405.38	$150,405.38
9	1450	Site Improvement	$2,200.00	$247,993.29	$247,993.29	$247,993.29
10	1460	Dwelling Structures	$532,832.56	$1,608,618.80	$1,608,618.80	$1,608,618.80
11	1465	Dwelling Equipment - Nonexpendable	$82,807.73	$100,112.75	$100,112.75	$100,112.75
12	1470	Nondwelling Structures	$76,509.97	$504,013.82	$504,013.82	$504,013.82
13	1475	Nondwelling Equipment	$0.00	$0.00	$0.00	$0.00
14	1485	Demolition	$0.00	$339,268.06	$339,268.06	$339,268.06
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	Relocation Costs	$0.00	$0.00	$0.00	$0.00
18	1498	Mod Used for Development	$0.00	$0.00	$0.00	$0.00
19	1499	Development Activities	$2,781,613.40	$307,464.05	$307,464.05	$307,464.05
20	1502	Contingency (may not exceed 8% of line 20)	$0.00	$0.00	$0.00	$0.00
21	Amount of Annual Grant (Sum of lines 2 - 19)		$4,065,623.00	$4,065,623.00	$4,065,623.00	$4,065,623.00
22	Amount of line 20 Related to LBP Activities					
23	Amount of line 20 Related to Section 504 Compliance					
24	Amount of line 20 Related to Security		$181,656.13	$128,401.42	$128,401.42	$128,401.42
25	Amount of line 20 Related to Energy Conservation Measures					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date
11-17-07

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

Capital Fund Program Grant Number
AL09P006501-05

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #3 Original	Revised #4	Funds Obligated	Funds Expended	
PHA-Wide	**Operations**							
	Operations	1406		$406,562.00	$406,562.00	$406,562.00	$406,562.00	100.00%
	Subtotal 1406			**$406,562.00**	**$406,562.00**	**$406,562.00**	**$406,562.00**	100.00%
PHA-Wide	**Management Improvements**							
	Public Safety	1408		$70,000.00	$10,157.75	$10,157.75	$10,157.75	100.00%
	Security Monitoring	1408		$60,000.00	$97,181.17	$97,181.17	$97,181.17	100.00%
	Drug Testing	1408		$15,000.00	$400.00	$400.00	$400.00	100.00%
	Background Checks	1408		$36,656.13	$20,662.50	$20,662.50	$20,662.50	100.00%
	Comm. Workers salaries	1408		$0.00	$76,591.10	$76,591.10	$76,591.10	100.00%
	Computer system	1408		$0.00	$5,725.00	$5,725.00	$5,725.00	100.00%
	Reorganizational study	1408		$0.00	$27,320.00	$27,320.00	$27,320.00	100.00%
	Staff Training	1408		$0.00	$3,730.00	$3,730.00	$3,730.00	100.00%
	Subtotal 1408			**$181,656.13**	**$241,767.52**	**$241,767.52**	**$241,767.52**	100.00%
PHA-Wide	**Fees and Costs**							
	A & E Fees and Costs -Physical needs assessment	1430		$1,441.21	$1,995.00	$1,995.00	$1,995.00	100.00%
	Subtotal 1430			**$1,441.21**	**$1,995.00**	**$1,995.00**	**$1,995.00**	100.00%
PHA-Wide	**Site Improvement**							
		1450		$2,200.00	$0.00	$0.00	$0.00	0.00%
	Subtotal 1450			**$2,200.00**	**$0.00**	**$0.00**	**$0.00**	0.00%
PHA-Wide	**Dwelling Structures**							
	Agency Wide Modernization	1460		$532,832.56	$0.00	$0.00	$0.00	#DIV/0!
	Subtotal 1460			**$532,832.56**	**$0.00**	**$0.00**	**$0.00**	#DIV/0!
PHA-Wide	**Dwelling Equipment**							
	Refrigerators	1465		$82,807.73	$3,462.17	$3,462.17	$3,462.17	100.00%
	Hot Water Heater	1465		$0.00	$750.00	$750.00	$750.00	100.00%
	Subtotal 1465			**$82,807.73**	**$4,212.17**	**$4,212.17**	**$4,212.17**	100.00%
PHA-Wide	**Non-Dwelling Structures**							
		1470		$76,509.97	$0.00	$0.00	$0.00	0.00%
				$76,509.97	**$0.00**	**$0.00**	**$0.00**	0.00%
Cedar Park Dev. 6-21	**Site Acquisition**							
	Purchase Lot for Redevelopment	1440		$0.00	$150,405.38	$150,405.38	$150,405.38	100.00%
	Subtotal 1440			**$0.00**	**$150,405.38**	**$150,405.38**	**$150,405.38**	100.00%
	TOTAL Cedar Park			**$0.00**	**$150,405.38**	**$150,405.38**	**$150,405.38**	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Development Number / Name	General Description of Major Work Categories	Development Account Number		Total Estimated Cost: Revision #3 Original	Total Estimated Cost: Revised #4	Total Actual Cost: Funds Obligated	Total Actual Cost: Funds Expended	Status of Proposed Work
Cleveland Court	**Fees and Costs**							
AMP 002/ Dev. 6-2	A & E Fees and Costs -Parking Lot	1430		$0.00	$9,003.48	$9,003.48	$9,003.48	100.00%
	Subtotal 1430			**$0.00**	**$9,003.48**	**$9,003.48**	**$9,003.48**	100.00%
	Site Improvement							
	New parking lot	1450		$0.00	$24,845.00	$24,845.00	$24,845.00	100.00%
	Subtotal 1450			**$0.00**	**$24,845.00**	**$24,845.00**	**$24,845.00**	100.00%
	Dwelling Structures							
	Repair Damaged Units	1460		$0.00	$119,781.00	$119,781.00	$119,781.00	100.00%
	Reroofing	1460		$0.00	$117,711.00	$117,711.00	$117,711.00	100.00%
	HVAC	1460		$0.00	$4,099.26	$4,099.26	$4,099.26	100.00%
	Subtotal 1460			**$0.00**	**$241,591.26**	**$241,591.26**	**$241,591.26**	100.00%
	Dwelling Equipment							
	Refrigerators	1465		$0.00	$15,396.80	$15,396.80	$15,396.80	100.00%
	Stoves	1465		$0.00	$10,406.05	$10,406.05	$10,406.05	100.00%
	Subtotal 1465			**$0.00**	**$25,802.85**	**$25,802.85**	**$25,802.85**	100.00%
	TOTAL Cleveland Court			**$0.00**	**$301,242.59**	**$301,242.59**	**$301,242.59**	
Victor Tulane Crt	**Site Improvement**							
AMP 003/ Dev.6-3,9	Fencing	1450		$0.00	$49,930	$49,930	$49,930	100.00%
	Subtotal 1450			**$0.00**	**$49,930.00**	**$49,930.00**	**$49,930.00**	100.00%
	Dwelling Structures							
	Repair Vandalized Units	1460		$0.00	$1,050.00	$1,050.00	$1,050.00	100.00%
	Board Up Units	1460		$0.00	$95,754.12	$95,754.12	$95,754.12	100.00%
	Subtotal 1460			**$0.00**	**$96,804.12**	**$96,804.12**	**$96,804.12**	100.00%
	Development Activities							
	Development Activities	1499		$2,781,613.40	$0.00	$0.00	$0.00	
	1430 - Program Manager	1499		$0.00	$184,633.42	$184,633.42	$184,633.42	100.00%
	1430 - Dvlpmt Attorney	1499		$0.00	$12,272.63	$12,272.63	$12,272.63	100.00%
	1430 - Civil Engineering	1499		$0.00	$14,500.00	$14,500.00	$14,500.00	100.00%
	1430 - Design	1499		$0.00	$72,000.00	$72,000.00	$72,000.00	100.00%
	1460 - Secure Units	1499		$0.00	$6,108.00	$6,108.00	$6,108.00	100.00%
	Subtotal 1499			**$2,781,613.40**	**$289,514.05**	**$289,514.05**	**$289,514.05**	100.00%
	TOTAL Victor Tulane Court			**$2,781,613.40**	**$436,248.17**	**$436,248.17**	**$436,248.17**	
Paterson Court	**Fees & Costs**							
AMP 004/ Dev.6-5,8	A&E Fees Re-roofing/Parking Areas	1430		$0.00	$31,679.15	$31,679.15	$31,679.15	100.00%
	A&E Fees Plumbing/Kitchen Repairs	1430		$0.00	$3,128.57	$3,128.57	$3,128.57	100.00%
	Subtotal 1430			**$0.00**	**$34,807.72**	**$34,807.72**	**$34,807.72**	100.00%
	Site Improvement							
	Repave parking areas	1450		$0.00	$156,678.29	$156,678.29	$156,678.29	100.00%
	Borders & Mulch	1450		$0.00	$5,600.00	$5,600.00	$5,600.00	100.00%
	Subtotal 1450			**$0.00**	**$162,278.29**	**$162,278.29**	**$162,278.29**	100.00%
	Dwelling Structures							
	A/C Area to meet Egress Requirements	1460		$0.00	$10,630.50	$10,630.50	$10,630.50	100.00%
	Repair Damaged Units	1460		$0.00	$876.57	$876.57	$876.57	100.00%
	Subtotal 1460			**$0.00**	**$11,507.07**	**$11,507.07**	**$11,507.07**	100.00%
	Non-Dwelling Structures							
	Construct New Maintenance Facility	1470		$0.00	$9,582.28	$9,582.28	$9,582.28	100.00%
	Paint new offices	1470		$0.00	$1,155.33	$1,155.33	$1,155.33	100.00%
	A/C cages	1470		$0.00	$4,000.00	$4,000.00	$4,000.00	100.00%
	Subtotal 1470			**$0.00**	**$14,737.61**	**$14,737.61**	**$14,737.61**	100.00%
	TOTAL Paterson Court			**$0.00**	**$223,330.69**	**$223,330.69**	**$223,330.69**	

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Signature of Executive Director and Date: 11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #3 Original	Revised #4	Funds Obligated	Funds Expended	
Trenholm Court	**Dwelling Structures**							
AMP 005/ Dev. 6-6	Repair Damaged Units	1460		$0.00	$7,608.78	$7,608.78	$7,608.78	100.00%
	Board up units	1460		$0.00	$24,173.57	$24,173.57	$24,173.57	100.00%
	Subtotal 1460			**$0.00**	**$31,782.35**	**$31,782.35**	**$31,782.35**	100.00%
	Site Improvement							
	Borders & Mulch	1450		$0.00	$4,400.00	$4,400.00	$4,400.00	100.00%
	Subtotal 1450			**$0.00**	**$4,400.00**	**$4,400.00**	**$4,400.00**	100.00%
	Development Activities							
	A&E Fees-Survey			$0.00	$17,950.00	$17,950.00	$17,950.00	100.00%
	Subtotal 1499			**$0.00**	**$17,950.00**	**$17,950.00**	**$17,950.00**	100.00%
	TOTAL Treholm Court			**$0.00**	**$54,132.35**	**$54,132.35**	**$54,132.35**	100.00%
Gibbs Village	**Fees & Costs**							
AMP 006 & 007	Renovations	1430		$0.00	$40,781.93	$40,781.93	$40,781.93	100.00%
Dev. 6-12	Advertising	1430		$0.00	$1,814.81	$1,814.81	$1,814.81	100.00%
				$0.00	**$42,596.74**	**$42,596.74**	**$42,596.74**	100.00%
	Subtotal 1430							
	Site Improvement							
	Site Improvements	1450		$0.00	$2,440.00	$2,440.00	$2,440.00	100.00%
	Subtotal 1450			**$0.00**	**$2,440.00**	**$2,440.00**	**$2,440.00**	100.00%
	Dwelling Structures							
	Replace Siding	1460		$0.00	$483,938.53	$483,938.53	$483,938.53	100.00%
	Painting exterior stairs	1460		$0.00	$5,980.00	$5,980.00	$5,980.00	100.00%
	Repair damaged units	1460		$0.00	$165,023.01	$165,023.01	$165,023.01	100.00%
	Subtotal 1460			**$0.00**	**$654,941.54**	**$654,941.54**	**$654,941.54**	100.00%
	Non-Dwelling Structures							
	New Maintenance Facility	1470		$0.00	$28,906.39	$28,906.39	$28,906.39	100.00%
	Sewer Line	1470		$0.00	$4,350.00	$4,350.00	$4,350.00	100.00%
	Subtotal 1470			**$0.00**	**$33,256.39**	**$33,256.39**	**$33,256.39**	100.00%
	TOTAL Gibbs Village			**$0.00**	**$733,234.67**	**$733,234.67**	**$733,234.67**	
Smiley Court	**Fees & Costs**							
AMP 008/ Dev. 6-13	Engineering for Central A/C	1430		$0.00	$22,805.58	$22,805.58	$22,805.58	100.00%
	Appraisal Services	1430		$0.00	$1,441.21	$1,441.21	$1,441.21	100.00%
	Renovations to Smiley Court	1430		$0.00	$16,833.04	$16,833.04	$16,833.04	100.00%
	Subtotal 1430			**$0.00**	**$41,079.83**	**$41,079.83**	**$41,079.83**	100.00%
	Site Improvement							
	Landscaping	1450		$0.00	$4,100.00	$4,100.00	$4,100.00	100.00%
	Subtotal 1450			**$0.00**	**$4,100.00**	**$4,100.00**	**$4,100.00**	100.00%

Smiley Court Continued next page

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(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-07

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Development Number / Name	General Description of Major Work Categories	Development Account Number		Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Smiley Court	**Dwelling Structures**							
AMP 008/ Dev. 6-13	Repair Damaged Units	1460		$0.00	$462,017.32	$462,017.32	$462,017.32	100.00%
	Install Central A/C	1460		$0.00	$988.00	$988.00	$988.00	100.00%
	Alabama Power	1460		$0.00	$682.06	$682.06	$682.06	100.00%
	Board up units	1460		$0.00	$4,605.00	$4,605.00	$4,605.00	100.00%
	Subtotal 1460			**$0.00**	**$468,292.38**	**$468,292.38**	**$468,292.38**	100.00%
	Site Improvement							
	Refrigerators	1465		$0.00	$10,170.00	$10,170.00	$10,170.00	100.00%
	Stoves	1465		$0.00	$8,410.00	$8,410.00	$8,410.00	100.00%
	Subtotal 1465			**$0.00**	**$18,580.00**	**$18,580.00**	**$18,580.00**	100.00%
	Non-Dwelling Structures							
	New HVAC Community Center	1470		$0.00	$45,600.00	$45,600.00	$45,600.00	100.00%
	Sewer Line	1470		$0.00	$4,350.00	$4,350.00	$4,350.00	100.00%
	Subtotal 1470			**$0.00**	**$49,950.00**	**$49,950.00**	**$49,950.00**	100.00%
	Demolition							
	Demo of 76 units	1485		$0.00	$339,268.06	$339,268.06	$339,268.06	100.00%
	Subtotal 1485			**$0.00**	**$339,268.06**	**$339,268.06**	**$339,268.06**	100.00%
	TOTAL Smiley Court			**$0.00**	**$921,270.27**	**$921,270.27**	**$921,270.27**	
Richardson Terrace	**Fees & Costs**							
AMP 009 / Dev. 6-14	Electrical Engineering	1430		$0.00	$28,445.26	$28,445.26	$28,445.26	100.00%
	Subtotal 1430			**$0.00**	**$28,445.26**	**$28,445.26**	**$28,445.26**	100.00%
	Dwelling Structures							
	Install new window heat pumps	1460		$0.00	$63,251.00	$63,251.00	$63,251.00	100.00%
	Repair units	1460		$0.00	$711.04	$711.04	$711.04	100.00%
				$0.00	**$63,962.04**	**$63,962.04**	**$63,962.04**	100.00%
	Non-Dwelling Structures							
	Elevator Upgrade	1470		$0.00	$387,697.46	$387,697.46	$387,697.46	100.00%
	Subtotal 1470			**$0.00**	**$387,697.46**	**$387,697.46**	**$387,697.46**	100.00%
	TOTAL Richardson Terrace			**$0.00**	**$480,104.76**	**$480,104.76**	**$480,104.76**	
Tulane Gardens	**Fees & Costs**							
AMP 011 / Dev. 6-23	Bargainer Davis Sims	1430		$0.00	$1,489.30	$1,489.30	$1,489.30	100.00%
	Subtotal 1430			**$0.00**	**$1,489.30**	**$1,489.30**	**$1,489.30**	100.00%
	Site Improvement							
	Dryers	1465		$0.00	$38,334.73	$38,334.73	$38,334.73	100.00%
	Washers	1465		$0.00	$13,183.00	$13,183.00	$13,183.00	100.00%
	Subtotal 1465			**$0.00**	**$51,517.73**	**$51,517.73**	**$51,517.73**	100.00%
	Dwelling Structures							
	Doors - weatherstripping	1460		$0.00	$27,360.00	$27,360.00	$27,360.00	100.00%
	Miscellaneous-Vandalized units	1460		$0.00	$12,378.04	$12,378.04	$12,378.04	100.00%
	Subtotal 1460			**$0.00**	**$39,738.04**	**$39,738.04**	**$39,738.04**	100.00%
	Non-Dwelling Structures							
	New Maintenance Facility	1470		$0.00	$18,132.36	$18,132.36	$18,132.36	100.00%
	Tile Repair	1470		$0.00	$240.00	$240.00	$240.00	100.00%
	Subtotal 1470			**$0.00**	**$18,372.36**	**$18,372.36**	**$18,372.36**	100.00%
	TOTAL Tulance Gardens			**$0.00**	**$111,117.43**	**$111,117.43**	**$111,117.43**	
	Total CFP 501-05			**$4,065,623.00**	**$4,065,623.00**	**$4,065,623.00**	**$4,065,623.00**	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-06

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	8/2007			8/17/2009			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administ

Performance d Evaluation Report
Part I: Summary
Capital Funds Program

U.S. Department of Housing
ar rban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157

HA Name	Housing Authoirty of the City of Montgomery, AL	Capital Fund Program Grant Number AL09P006501-06	FFY of Grant Approval 2006

[ ]Original Annual Statement [ ]Reserve for Disasters/Emergencies **[X] Revised Annual Statement/Revision Number 2** '[ ] Final Performance and Evaluation Report
[X] Performance and Evaluation Report for Program Year Ending 7-31-2009

Line No.	Summary by Development Account		Total Estimated Cost (Revision #1) Original	Total Estimated Cost (Revision #2) Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)	$397,143.00	$794,286.00	$794,286.00	$397,143.00
3	1408	Management Improvements (May not exceed 20% of line 20)	$260,000.00	$30,000.00	$30,000.00	
4	1410	Administration (May not exceed 10% of line 20)				
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs		$93,317.75	$93,317.75	$93,317.75
8	1440	Site Acquisition				
9	1450	Site Improvement				
10	1460	Dwelling Structures		$40,000.00	$40,000.00	
11	1465.1	Dwelling Equipment - Nonexpendable	$70,915.48	$70,915.48	$70,915.48	$70,915.48
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1490	Replacement Reserve				
16	1492	Moving to Work Demonstration				
17	1495.1	Relocation Costs				
18	1498	Mod Used for Development				
19	1499	Development Activities	$3,243,374.52	$2,942,913.77	$2,942,913.77	
20	1502	Contingency (may not exceed 8% of line 20)				
21	Amount of Annual Grant (Sum of lines 2 - 19)		$3,971,433.00	$3,971,433.00	$3,971,433.00	$561,376.23
22	Amount of line 20 Related to LBP Activities					
23	Amount of line 20 Related to Section 504 Compliance					
24	Amount of line 20 Related to Security		$260,000.00	$30,000.00	$30,000.00	
25	Amount of line 20 Related to Energy Conservation Measures					

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(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

Capital Fund Program Grant Number
AL09P006501-06

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original *(Revision #1)*	Revised *(Revision #2)*	Funds Obligated	Funds Expended	
PHA-Wide	**Operations**							
	Operations	1406		**$397,143.00**	**$794,286.00**	**$794,286.00**	**$397,143.00**	
PHA-Wide	**Management Improvements**							
	Public Safety Coordinator	1408		$70,000.00	$0.00	$0.00	$0.00	
	Security for Richardson Terrace	1408		$60,000.00	$0.00	$0.00	$0.00	
	PHA Wide Security patrols	1408		$100,000.00	$30,000.00	$30,000.00	$0.00	
	Public Saftey Expenses	1408		$30,000.00	$0.00	$0.00	$0.00	
	Subtotal 1408			**$260,000.00**	**$30,000.00**	**$30,000.00**	**$0.00**	
PHA-Wide	**Administrative**							
	Administrative-Salaries and Benefits	1410		$0.00	$0.00	$0.00	$0.00	
	Subtotal 1410			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
PHA Wide	**Dwelling Equipment**							
	Refrigerators & Stoves	1465		$70,915.48	$70,915.48	$70,915.48	$70,915.48	
	Subtotal 1465			**$70,915.48**	**$70,915.48**	**$70,915.48**	**$70,915.48**	

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Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

AL09P006501-06

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original (Revision #1)	Revised (Revision #2)	Funds Obligated	Funds Expended	
Paterson Court AMP 004/ Dev.6-5,8	**Dwelling Improvements**							
	Bath/Kitchen Improvements 12 units	1460		$0.00	$40,000.00	$40,000.00	$0.00	
	Subtotal 1460			**$0.00**	**$40,000.00**	**$40,000.00**	**$0.00**	
	TOTAL Paterson Court			**$0.00**	**$40,000.00**	**$40,000.00**	**$0.00**	
Gibbs East AMP 006/ Dev.6-12	**Fees and Costs**							
	A&E Fees HVAC Modernization	1430		$0.00	$55,990.65	$55,990.65	$55,990.65	
	Subtotal 1430			**$0.00**	**$55,990.65**	**$55,990.65**	**$55,990.65**	
	TOTAL Gibbs East			**$0.00**	**$55,990.65**	**$55,990.65**	**$55,990.65**	
Gibbs West AMP 007/ Dev. 6-12	**Fees and Costs**							
	A&E Fees HVAC Modernization	1430		$0.00	$37,327.10	$37,327.10	$37,327.10	
	Subtotal 1430			**$0.00**	**$37,327.10**	**$37,327.10**	**$37,327.10**	
	TOTAL Gibbs West			**$0.00**	**$37,327.10**	**$37,327.10**	**$37,327.10**	
Victor Tulane Court AMP 003 / AL6-3 & 6-9	**Development Activities**							
	Complete Redevelopment of both projects	1499		$3,243,374.52	$2,942,913.77	$2,942,913.77	$0.00	
	Subtotal 1499			**$3,243,374.52**	**$2,942,913.77**	**$2,942,913.77**	**$0.00**	
	TOTAL Victor Tulane Court			**$3,243,374.52**	**$2,942,913.77**	**$2,942,913.77**	**$0.00**	
	Development Budget							
	Tulane Court							
	1430--A&E / Construction Mgmt--Tulane Court Demo	96,000.00						
	1485--Tulane Court Demo	750,000.00						
	1430--Program Management-Redevelopment	366,600.00						
	1430--A&E Fees	105,313.77						
	1408--Resident Service Programs/Relocation Specialist	175,000.00						
	Office Bulding							
	1470--Office Building Acquisition	900,000.00						
	1430--A&E Ofc Renovation	50,000.00						
	1470--Bldg Renovation	400,000.00						
	1475--NonDwelling Furniture/Equip-Ofc Bldg	100,000.00						
		2,942,913.77						
	TOTAL CFP 501-06			**$3,971,433.00**	**$3,971,433.00**	**$3,971,433.00**	**$561,376.23**	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA Wide	7/2008			07/17/10			

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Signature of Executive Director and Date

11-12-09

Signature of Public Housing Director/Office of Native American Programs Adminis

Performance and Evaluation Report
Part I: Summary
Capital Funds Program

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

OMB Approval No. 2577-0157

HA Name	Capital Fund Program Grant Number	FFY of Grant Approval
Housing Authoirty of the City of Montgomery, AL	AL09P006501-07	2007

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies **[x] Revised Annual Statement/Revision Number 2** [ ] Final Performance and Evaluation Report
[X] Performance and Evaluation Report for Program Year Ending 7-31-2009

Line No.	Summary by Development Account		Total Estimated Cost (Revision #1) Original	Total Estimated Cost (Revision #2) Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)	$362,639.00	$726,278.00	$726,278.00	$0.00
3	1408	Management Improvements (May not exceed 20% of line 20)	$30,000.00	$54,782.57	$54,782.57	$4,782.57
4	1410	Administration (May not exceed 10% of line 20)	$0.00	$130,863.84	$130,863.84	$0.00
5	1411	Audit	$0.00	$0.00	$0.00	$0.00
6	1415	Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430	Fees and Costs	$143,751.00	$142,859.76	$142,859.76	$110,341.65
8	1440	Site Acquisition	$160,000.00	$0.00	$0.00	$0.00
9	1450	Site Improvement	$150,000.00	$1,980.00	$1,980.00	$1,980.00
10	1460	Dwelling Structures	$2,090,000.00	$2,317,009.82	$2,317,009.82	$312,221.82
11	1465.1	Dwelling Equipment - Nonexpendable	$100,000.00	$0.00	$0.00	$0.00
12	1470	Nondwelling Structures	$65,000.00	$33,294.68	$33,294.68	$33,294.68
13	1475	Nondwelling Equipment	$75,000.00	$28,908.49	$28,908.49	$28,908.49
14	1485	Demolition	$400,000.00	$0.00	$0.00	$0.00
15	1490	Replacement Reserve	$0.00	$0.00	$0.00	$0.00
16	1492	Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
17	1495.1	Relocation Costs	$50,000.00	$191,412.84	$191,412.84	$191,412.84
18	1498	Mod Used for Development	$0.00	$0.00	$0.00	$0.00
19	1499	Development Activities	$0.00	$0.00	$0.00	$0.00
20	1502	Contingency (may not exceed 8% of line 20)	$0.00	$0.00	$0.00	$0.00
21	Amount of Annual Grant (Sum of lines 2 - 19)		$3,626,390.00	$3,627,390.00	$3,627,390.00	$682,942.05
22	Amount of line 20 Related to LBP Activities					
23	Amount of line 20 Related to Section 504 Compliance					
24	Amount of line 20 Related to Security		$30,000.00	$4,782.57	$4,782.57	$4,782.57
25	Amount of line 20 Related to Energy Conservation Measures		$0.00	$2,004,788.00	$2,004,788.00	$0.00

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Signature of Executive Director and Date: 11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
rmance and Evaluation Report
l: Supporting Pages
Capital Funds Program

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

Capital Fund Program Grant Number
AL09P006501-07

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original (Revision #1)	Total Estimated Cost Revised (Revision #2)	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Proposed Work
PHA-Wide	Operations							
	Operations	1406		$362,639.00	$725,278.00	$725,278.00	$0.00	
PHA-Wide	Management Improvements							
	Investigators/Security	1408		$30,000.00	$4,782.57	$4,782.57	$4,782.57	
	Consulting Fees - Financial	1408		$0.00	$50,000.00	$50,000.00	$0.00	
	Subtotal 1408			$30,000.00	$54,782.57	$54,782.57	$4,782.57	
PHA-Wide	Administrative							
	Administrative-Salaries and Benefits	1410		$0.00	$130,863.84	$130,863.84	$0.00	
	Subtotal 1410			$0.00	$130,863.84	$130,863.84	$0.00	
	Fees and Costs							
PHA-Wide	A & E Fees and Costs	1430		$143,751.00	$22,005.15	$22,005.15	$22,005.15	
	Subtotal 1430			$143,751.00	$22,005.15	$22,005.15	$22,005.15	
PHA-Wide	Site Improvement							
	Exterior Site Improvements	1450		$0.00	$1,980.00	$1,980.00	$1,980.00	
	Subtotal 1450			$0.00	$1,980.00	$1,980.00	$1,980.00	
PHA Wide	Dwelling Equipment							
	Refrigerators	1465		$60,000.00	$0.00	$0.00	$0.00	
	Stoves	1465		$40,000.00	$0.00	$0.00	$0.00	
	Subtotal 1465			$100,000.00	$0.00	$0.00	$0.00	
Victor Tulane Crt AMP 003/ Dev.6-3,9	Fees and Costs							
	A & E Fees and Costs	1430		$0.00	$88,336.50	$88,336.50	$88,336.50	
	Subtotal 1430			$0.00	$88,336.50	$88,336.50	$88,336.50	
	Relocation Costs							
	Relocate residents to available units for redevelopment	1495.1		$50,000.00	$191,412.84	$191,412.84	$191,412.84	
	Subtotal 1495			$50,000.00	$191,412.84	$191,412.84	$191,412.84	
	TOTAL Victor Tulane Court			$50,000.00	$279,749.34	$279,749.34	$279,749.34	
Gibbs East AMP 006/ Dev.6-12	Fees and Costs							
	A&E Fees HVAC Modernization	1430		$0.00	$19,510.87	$19,510.87	$0.00	
	Subtotal 1430			$0.00	$19,510.87	$19,510.87	$0.00	
	Dwelling Structures							
	Replacement HVAC System	1460		$0.00	$1,202,873.00	$1,202,873.00	$0.00	
	Repair vandalized units	1460		$180,000.00	$187,333.09	$187,333.09	$187,333.09	
	Paint exterior stairs and siding	1460		$105,000.00	$0.00	$0.00	$0.00	
	Subtotal 1460			$285,000.00	$1,390,206.09	$1,390,206.09	$187,333.09	
	Non-Dwelling Structures							
	Construct new maintenance facility	1470		$0.00	$33,294.68	$33,294.68	$33,294.68	
	Subtotal 1470			$0.00	$33,294.68	$33,294.68	$33,294.68	
	TOTAL Gibbs East			$285,000.00	$1,443,011.64	$1,443,011.64	$220,627.77	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 1-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original (Revision #1)	Revised (Revision #2)	Funds Obligated	Funds Expended	
Gibbs West AMP 007/ Dev. 6-12	Fees and Costs							
	A&E Fees HVAC Modernization	1430		$0.00	$13,007.24	$13,007.24	$0.00	
	Subtotal 1430			$0.00	$13,007.24	$13,007.24	$0.00	
	Dwelling Structures							
	Replacement HVAC System	1460		$0.00	$801,915.00	$801,915.00	$0.00	
	Repair vandalized units	1460		$120,000.00	$124,888.73	$124,888.73	$124,888.73	
	Paint exterior stairs and siding	1460		$70,000.00	$0.00	$0.00	$0.00	
	Subtotal 1460			$190,000.00	$926,803.73	$926,803.73	$124,888.73	
	TOTAL Gibbs West			$190,000.00	$939,810.97	$939,810.97	$124,888.73	
Paterson Court AMP 004/ Dev.6-5,8	Site Improvement							
	Exterior Site Improvements	1450		$150,000.00	$0.00	$0.00	$0.00	
	Subtotal 1450			$150,000.00	$0.00	$0.00	$0.00	
	Dwelling Structures							
	Install tankless water heaters and new heating systems	1460		$465,000.00	$0.00	$0.00	$0.00	
	Subtotal 1460			$465,000.00	$0.00	$0.00	$0.00	
	TOTAL Paterson			$615,000.00	$0.00	$0.00	$0.00	
Tulane Gardens AMP 011 / Dev. 6-23	Site Acquisition							
	Purchase Lot for Maintenance Shop	1440		$10,000.00	$0.00	$0.00	$0.00	
	Subtotal 1440			$10,000.00	$0.00	$0.00	$0.00	
	Non-Dwelling Structures							
	Construct new maintenance facility	1470		$65,000.00	$0.00	$0.00	$0.00	
	Subtotal 1470			$65,000.00	$0.00	$0.00	$0.00	
	TOTAL Tulane Gardens			$75,000.00	$0.00	$0.00	$0.00	
Cleveland Court AMP 002/ Dev. 6-2	Dwelling Structures							
	Install tankless water heaters and new heating systems	1460		$400,000.00	$0.00	$0.00	$0.00	
	Subtotal 1460			$400,000.00	$0.00	$0.00	$0.00	
	TOTAL Cleveland Court			$400,000.00	$0.00	$0.00	$0.00	
Smiley Court AMP 008/ Dev. 6-13	Dwelling Structures							
	Install central A/C in all remaining units	1460		$750,000.00	$0.00	$0.00	$0.00	
	Subtotal 1460			$750,000.00	$0.00	$0.00	$0.00	
	Demolition							
	Demolish 76 units due to structural	1485		$400,000.00	$0.00	$0.00	$0.00	
	Subtotal 1485			$400,000.00	$0.00	$0.00	$0.00	
	TOTAL Smiley Court			$1,150,000.00	$0.00	$0.00	$0.00	
Richardson Terrace AMP 009/ Dev. 6-14	Non-Dwelling Equipment							
	Install emergency elevator generator	1475		$75,000.00	$28,908.49	$28,908.49	$28,908.49	
	Subtotal 1475			$75,000.00	$28,908.49	$28,908.49	$28,908.49	
	TOTAL Richardson Terrace			$75,000.00	$28,908.49	$28,908.49	$28,908.49	
Cedar Park Dev. 6-21	Site Acquisition							
	Purchase Lot for Redevelopment	1440		$150,000.00	$0.00	$0.00	$0.00	
	Subtotal 1440			$150,000.00	$0.00	$0.00	$0.00	
	TOTAL Cedar Park			$150,000.00	$0.00	$0.00	$0.00	
	Total CFP 501-07			$3,626,390.00	$3,626,390.00	$3,626,390.00	$682,942.05	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA Wide	8/1709			08/17/11			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part I: Summary
Capital Funds Program

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

OMB Approval No. 2577-0157

Attachment al006j03 (CFP)

HA Name	Housing Authoirty of the City of Montgomery, AL	Capital Fund Program Grant Number AL09P006501-08	FFY of Grant Approval 2008

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies **[X] Revised Annual Statement/Revision Number 2** [ ] Final Performance and Evaluation Report
[X] Performance and Evaluation Report for Program Year Ending 7-31-2009

Line No.	Summary by Development Account		Total Estimated Cost (Revision #1) Original	Total Estimated Cost (Revision #2) Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)	$376,023.00	$752,046.00		
3	1408	Management Improvements (May not exceed 20% of line 20)	$30,000.00	$360,000.00		
4	1410	Administration (May not exceed 10% of line 20)		$376,023.00		
5	1411	Audit	$2,000.00	$2,000.00		
6	1415	Liquidated Damages				
7	1430	Fees and Costs	$202,207.00	$392,337.00	$2,337.00	
8	1440	Site Acquisition				
9	1450	Site Improvement	$500,000.00	$100,000.00		
10	1460	Dwelling Structures	$1,750,000.00	$1,381,292.00	$250,607.00	
11	1465.1	Dwelling Equipment - Nonexpendable	$400,000.00	$75,000.00		
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment	$500,000.00	$21,532.00	$21,532.00	
14	1485	Demolition				
15	1490	Replacement Reserve				
16	1492	Moving to Work Demonstration				
17	1495.1	Relocation Costs	$0.00	$300,000.00		
18	1498	Mod Used for Development				
19	1499	Development Activities				
20	1502	Contingency (may not exceed 8% of line 20)				
21	Amount of Annual Grant (Sum of lines 2 - 19)		$3,760,230.00	$3,760,230.00	$274,476.00	$0.00
22	Amount of line 20 Related to LBP Activities					
23	Amount of line 20 Related to Section 504 Compliance					
24	Amount of line 20 Related to Security		$30,000.00	$30,000.00		
25	Amount of line 20 Related to Energy Conservation Measures			$110,568.50		

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(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

Capital Fund Program Grant Number
AL09P006501-08

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original (Revision #1)	Revised (Revision #2)	Funds Obligated	Funds Expended	
PHA-Wide	**Operations**							
	Operations	1406		**$376,023.00**	**$752,046.00**	**$0.00**	**$0.00**	
PHA-Wide	**Management Improvements**							
	Public Safety Department	1408		$30,000.00	$30,000.00	$0.00		
	Computer Software Upgrades/Conversion	1408		$0.00	$180,000.00	$0.00		
	Consutling---Info Tech	1408		$0.00	$50,000.00	$0.00		
	Consulting--Financial	1408		$0.00	$100,000.00	$0.00		
	Subtotal 1408			**$30,000.00**	**$360,000.00**	**$0.00**	**$0.00**	
PHA-Wide	**Administrative**							
	Administrative-Salaries and Benefits	1410		$0.00	$376,023.00	$0.00		
	Subtotal 1410			**$0.00**	**$376,023.00**	**$0.00**	**$0.00**	
PHA-Wide	**Audit**							
	Audit	1411		$2,000.00	$2,000.00	$0.00		
	Subtotal 1411			**$2,000.00**	**$2,000.00**	**$0.00**	**$0.00**	
PHA-Wide	**Fees and Costs**							
	A & E Fees and Costs	1430		$202,207.00	$30,000.00	$0.00		
	Subtotal 1430			**$202,207.00**	**$30,000.00**	**$0.00**	**$0.00**	
PHA Wide	**Site Improvement**							
	Exterior Site Improvements	1450		$0.00	$25,000.00	$0.00		
	Subtotal 1450			**$0.00**	**$25,000.00**	**$0.00**	**$0.00**	
PHA Wide	**Dwelling Structures**							
	Exterior Site Improvements	1460		$0.00	$25,000.00	$0.00		
	Subtotal 1460			**$0.00**	**$25,000.00**	**$0.00**	**$0.00**	
PHA Wide	**Dwelling Equipment**							
	Refrigerators/Stoves	1465		$400,000.00	$75,000.00	$0.00		
	Subtotal 1465			**$400,000.00**	**$75,000.00**	**$0.00**	**$0.00**	
Smiley Court AMP 008 / AL 6-13	**Fees and Costs**							
	A & E Fees---Structural Engineer	1430		$0.00	$60,000.00			
	A&E Fees--Renovation 8 units Bal of Contract	1430		$0.00	$207.00	$207.00		
	Subtotal 1430			**$0.00**	**$60,207.00**	**$207.00**	**$0.00**	
	Site Improvement							
	Repair sewer lines/storm drainage in demo areas	1450		$500,000.00	$75,000.00			
	Subtotal 1450			**$500,000.00**	**$75,000.00**	**$0.00**	**$0.00**	
	Dwelling Structures							
	Renovation 8 units-Balance of Contract	1460		$0.00	$30,607.00	$30,607.00		
	Repair foundations and renovate vandalized units	1460		$275,000.00	$0.00			
	Subtotal 1460			**$275,000.00**	**$30,607.00**	**$30,607.00**	**$0.00**	
	TOTAL Smiley Court			**$775,000.00**	**$165,814.00**	**$30,814.00**	**$0.00**	

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Signature of Executive Director and Date 11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

AL09P006501-08

Development Number / Name	General Description of Major Work Categories	Development Account Number	antity	Total Estimated Cost Original (Revision #1)	Total Estimated Cost Revised (Revision #2)	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status Proposed Work
Gibbs East AMP 006/ Dev.6-12	**Fees and Costs**							
	A & E Fees--Siding	1430		$0.00	$1,280.00	$1,280.00		
	Subtotal 1430			**$0.00**	**$1,280.00**	**$1,280.00**	**$0.00**	
	Dwelling Structures							
	Upgrade HVAC to 13 SEER	1460		$270,000.00	$0.00			
	Paint exterior stairs and siding	1460		$0.00	$132,000.00	$132,000.00		
	Subtotal 1460			**$270,000.00**	**$132,000.00**	**$132,000.00**	**$0.00**	
	TOTAL Gibbs East			**$270,000.00**	**$133,280.00**	**$133,280.00**	**$0.00**	
Gibbs West AMP 007/ Dev. 6-12	**Fees and Costs**							
	A & E Fees--Siding	1430		$0.00	$850.00	$850.00		
	Subtotal 1430			**$0.00**	**$850.00**	**$850.00**	**$0.00**	
	Dwelling Structures							
	Upgrade HVAC to 13 SEER	1460		$180,000.00	$0.00			
	Paint exterior stairs and siding	1460		$0.00	$88,000.00	$88,000.00		
	Subtotal 1460			**$180,000.00**	**$88,000.00**	**$88,000.00**	**$0.00**	
	TOTAL Gibbs West			**$180,000.00**	**$88,850.00**	**$88,850.00**	**$0.00**	
Paterson Court AMP 004/ Dev.6-5,8	**Dwelling Structures**							
	Repari all bath fixtures and plumbing	1460		$100,000.00	$0.00			
	Install new kitchen cabinets	1460		$75,000.00	$0.00			
	Subtotal 1460			**$175,000.00**	**$0.00**	**$0.00**	**$0.00**	
	TOTAL Paterson Court			**$175,000.00**	**$0.00**	**$0.00**	**$0.00**	
Cleveland Court AMP 002/ Dev. 6-2	**Fees and Costs**							
	A & E Fees--150 Unit Renovation	1430		$0.00	$300,000.00			
	Subtotal 1430			**$0.00**	**$300,000.00**	**$0.00**	**$0.00**	
	Dwelling Structures							
	Install central heating	1460		$450,000.00	$0.00			
	Renovation 150 units	1460		$0.00	$1,105,685.00			
	Subtotal 1460			**$450,000.00**	**$1,105,685.00**	**$0.00**	**$0.00**	
	Relocation Costs							
	Relocate residents to available units for redevelopment	1495.1		$0.00	$100,000.00			
	Subtotal 1495.1			**$0.00**	**$100,000.00**	**$0.00**	**$0.00**	
	TOTAL Cleveland Court			**$450,000.00**	**$1,505,685.00**	**$0.00**	**$0.00**	
Richardson Terrace AMP 009/ Dev. 6-14	**Dwelling Structures**							
	Renovate kitchens including cabinets	1460		$100,000.00	$0.00			
	Renovate all common areas	1460		$50,000.00	$0.00			
	Renocate room closet/divider and doors	1460		$150,000.00	$0.00			
	Refurbish baths	1460		$100,000.00	$0.00			
	Subtotal 1460			**$400,000.00**	**$0.00**	**$0.00**	**$0.00**	
	Non-Dwelling Equipment							
	Bring elevator into compliance with 2009 standards	1475		$500,000.00	$21,532.00	$21,532.00		
	Subtotal 1475			**$500,000.00**	**$21,532.00**	**$21,532.00**	**$0.00**	
	Relocation Costs							
	Relocate residents to available units for redevelopment	1495.1		$0.00	$200,000.00			
	Subtotal 1495.1			**$0.00**	**$200,000.00**	**$0.00**	**$0.00**	
	TOTAL Richardson Terrace			**$900,000.00**	**$221,532.00**	**$21,532.00**	**$0.00**	
	Total CFP 501-08			**$3,760,230.00**	**$3,760,230.00**	**$274,476.00**	**$0.00**	

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Signature of Executive Director and Date 11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA Wide	8/1709			08/17/11			

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Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 257 3

Attachment: al006j04

RHF-P&E

HA Name	Montgomery Housing Authority	Replacement Housing Factor Grant Funds AL09R006501-05	FFY of Grant Approval 2005

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number **[X] Final Performance and Evaluation Report**

[ ] Performance and Evaluation Report for Program Year Ending 7/31/2009

Line No.	Summary by Development Account		Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)				
3	1408	Management Improvements (May not exceed 20% of line 20)				
4	1410	Administration (May not exceed 10% of line 20)				
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs				
8	1440	Site Acquisition				
9	1450	Site Improvement				
10	1460	Dwelling Structures				
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1492	Moving to Work Demonstration				
16	1495.1	Relocation Costs				
17	1499	Development Activities	$335,397.00	$335,397.00	$335,397.00	$335,397.00
18a	1501	Collaterlaization or Debt Service paid by the PHA				
18b	9000	Collaterlaization or Debt Service paid Via System or Direct Payment				
19	1502	Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)		$335,397.00	$335,397.00	$335,397.00	$335,397.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance an valuation Report
Part II: Supporting Pages
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006501-05

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Tulane Gardens	**Development Activities**	1499		$335,397	$335,397	$335,397	$335,397	
AL 6-23								
AMP 011								
	1430-A&E Fees	15,637.35						
	1460-Dwelling Structures	319,759.65						
		335,397.00						

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Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006501-05

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Tulane Gardens AL 6-23 AMP 011	1/2006			7/17/2009			

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Performance and Evaluation Report
Part I: Summary
Capital Funds Program

REPLACEMENT HOUSING FUNDING

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

OMB Approval No. 2577-0226

HA Name	Montgomery Housing Authority	Replacement Housing Factor Grant Funds AL09R006502-05	FFY of Grant Approval 2005

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number [ ] Final Performance and Evaluation Report

[x] Performance and Evaluation Report for Program Year Ending 7/31/2009

Line No.	Summary by Development Account		Total Estimated Cost *Revision 1* Original	Revised	Total Actual Cost Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)				
3	1408	Management Improvements (May not exceed 20% of line 20)				
4	1410	Administration (May not exceed 10% of line 20)				
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs				
8	1440	Site Acquisition				
9	1450	Site Improvement				
10	1460	Dwelling Structures				
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1492	Moving to Work Demonstration				
16	1495.1	Relocation Costs				
17	1499	Development Activities	$406,745.00		$406,745.00	
18a	1501	Collaterlaization or Debt Service paid by the PHA				
18b	9000	Collaterlaization or Debt Service paid Via System or Direct Payment				
19	1502	Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)		$406,745.00	$0.00	$406,745.00	$0.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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11-17-09

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Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006502-05

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original *Revision #1*	Revised	Funds Obligated	Funds Expended	
Victor Tulane Court **AL6-3 & 6-9** **AMP 003**	**Development Activities** Complete Redevelopment of both projects	**1499**		**$406,745**		**$406,745**		

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Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006502-05

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Victor Tulane Court AL6-3 & 6-9 AMP 003	3/2008			1/2011			

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Signature of Executive Director and Date

11-17-04

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0226

HA Name	Montgomery Housing Authority	Replacement Housing Factor Grant Funds AL09R006501-06	FFY of Grant Approval 2006

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number [ ] Final Performance and Evaluation Report

[x] Performance and Evaluation Report for Program Year Ending 7/31/2009

Line No.	Summary by Development Account		Total Estimated Cost *Revision 1* Original	Revised	Total Actual Cost Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)				
3	1408	Management Improvements (May not exceed 20% of line 20)				
4	1410	Administration (May not exceed 10% of line 20)				
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs				
8	1440	Site Acquisition				
9	1450	Site Improvement				
10	1460	Dwelling Structures				
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1492	Moving to Work Demonstration				
16	1495.1	Relocation Costs				
17	1499	Development Activities	$308,715.00		$308,715.00	
18a	1501	Collaterlaization or Debt Service paid by the PHA				
18b	9000	Collaterlaization or Debt Service paid Via System or Direct Payment				
19	1502	Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)		$308,715.00	$0.00	$308,715.00	$0.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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11-17-09

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Annual Statement / Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006501-06

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original *Revision #1*	Revised	Funds Obligated	Funds Expended	
Victor Tulane Court	**Development Activities**	**1499**		**$308,715**		**$308,715**		
AL6-3 & 6-9	Complete Redevelopment of both projects							0.00%
AMP 003								

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Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006501-06

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Victor Tulane Court AL6-3 & 6-9 AMP 003	3/2008			7/2010			

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11-17-09

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

OMB Approval No. 2577-0226

Performance and Evaluation Report
Part I: Summary
Capital Funds Program

REPLACEMENT HOUSING FUNDING

HA Name	Montgomery Housing Authority	Replacement Housing Factor Grant Funds AL09R006502-06	FFY of Grant Approval 2006

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number [ ] Final Performance and Evaluation Report

[x] Performance and Evaluation Report for Program Year Ending 7/31/2009

Line No.	Summary by Development Account		Total Estimated Cost *Revision 1* Original	Revised	Total Actual Cost Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)				
3	1408	Management Improvements (May not exceed 20% of line 20)				
4	1410	Administration (May not exceed 10% of line 20)				
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs				
8	1440	Site Acquisition				
9	1450	Site Improvement				
10	1460	Dwelling Structures				
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1492	Moving to Work Demonstration				
16	1495.1	Relocation Costs				
17	1499	Development Activities	**$414,139.00**		**$414,139.00**	
18a	1501	Collaterlaization or Debt Service paid by the PHA				
18b	9000	Collaterlaization or Debt Service paid Via System or Direct Payment				
19	1502	Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)		**$414,139.00**	**$0.00**	**$414,139.00**	**$0.00**
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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Signature of Executive Director and Date

11-17-09

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Annual Statement / Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006502-06

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original *Revision #1*	Revised	Funds Obligated	Funds Expended	
Victor Tulane Court AL6-3 & 6-9 AMP 003	**Development Activities** Complete Redevelopment of both projects	1499		$414,139		$414,139		

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(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-01

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006502-06

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Victor Tulane Court AL6-3 & 6-9 AMP 003	3/2008			7/2010			

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11-17-09

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Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0226

HA Name	Montgomery Housing Authority	Replacement Housing Factor Grant Funds AL09R006501-07	FFY of Grant Approval 2007

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number [ ] Final Performance and Evaluation Report

[x] Performance and Evaluation Report for Program Year Ending 7/31/2009

Line No.	Summary by Development Account		Total Estimated Cost *Revision 1* Original	Revised	Total Actual Cost Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)				
3	1408	Management Improvements (May not exceed 20% of line 20)				
4	1410	Administration (May not exceed 10% of line 20)				
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs				
8	1440	Site Acquisition				
9	1450	Site Improvement				
10	1460	Dwelling Structures				
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1492	Moving to Work Demonstration				
16	1495.1	Relocation Costs				
17	1499	Development Activities	**$649,792.00**		**$649,792.00**	
18a	1501	Collaterlaization or Debt Service paid by the PHA				
18b	9000	Collaterlaization or Debt Service paid Via System or Direct Payment				
19	1502	Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)		**$649,792.00**	**$0.00**	**$649,792.00**	**$0.00**
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement / Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006501-07

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original *Revision #1*	Revised	Funds Obligated	Funds Expended	
Victor Tulane Court AL6-3 & 6-9 AMP 003	**Development Activities** Complete Redevelopment of both projects	1499		$649,792		$649,792		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006501-07

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Victor Tulane Court AL6-3 & 6-9 AMP 003	3/2008			9/2011			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

OMB Approval No. 2577-0226

Performance and Evaluation Report
Part I: Summary
Capital Funds Program

REPLACEMENT HOUSING FUNDING

HA Name	Montgomery Housing Authority	Replacement Housing Factor Grant Funds AL09R006502-07	FFY of Grant Approval 2007

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number [ ] Final Performance and Evaluation Report

[x] Performance and Evaluation Report for Program Year Ending 7/31/2009

Line No.	Summary by Development Account		Total Estimated Cost *Revision 1* Original	Revised	Total Actual Cost Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)				
3	1408	Management Improvements (May not exceed 20% of line 20)				
4	1410	Administration (May not exceed 10% of line 20)				
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs				
8	1440	Site Acquisition				
9	1450	Site Improvement				
10	1460	Dwelling Structures				
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1492	Moving to Work Demonstration				
16	1495.1	Relocation Costs				
17	1499	Development Activities	**$391,685.00**		**$391,685.00**	
18a	1501	Collaterlaization or Debt Service paid by the PHA				
18b	9000	Collaterlaization or Debt Service paid Via System or Direct Payment				
19	1502	Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)		**$391,685.00**	**$0.00**	**$391,685.00**	**$0.00**
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement / Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006502-07

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original *Revision #1*	Revised	Funds Obligated	Funds Expended	
Victor Tulane Court AL6-3 & 6-9 AMP 003	**Development Activities** Complete Redevelopment of both projects	1499		$391,685		$391,685		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006502-07

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Victor Tulane Court AL6-3 & 6-9 AMP 003	3/2008			9/2011			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-07

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part I: Summary
Capital Funds Program

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

OMB Approval No. 2577-0226

REPLACEMENT HOUSING FUNDING

HA Name	Montgomery Housing Authority	Replacement Housing Factor Grant Funds AL09R006501-08	FFY of Grant Approval 2008

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number [ ] Final Performance and Evaluation Report

[x] Performance and Evaluation Report for Program Year Ending 7/31/2009

Line No.	Summary by Development Account		Total Estimated Cost *Revision 1* Original	Revised	Total Actual Cost Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)				
3	1408	Management Improvements (May not exceed 20% of line 20)				
4	1410	Administration (May not exceed 10% of line 20)				
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs				
8	1440	Site Acquisition				
9	1450	Site Improvement				
10	1460	Dwelling Structures				
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1492	Moving to Work Demonstration				
16	1495.1	Relocation Costs				
17	1499	Development Activities	**$696,593.00**			
18a	1501	Collaterlaization or Debt Service paid by the PHA				
18b	9000	Collaterlaization or Debt Service paid Via System or Direct Payment				
19	1502	Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)		**$696,593.00**	**$0.00**	**$0.00**	**$0.00**
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement / Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006501-08

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original *Revision #1*	Revised	Funds Obligated	Funds Expended	
Victor Tulane Court	**Development Activities**	**1499**		**$696,593**				
AL6-3 & 6-9	Complete Redevelopment of both projects							0.00%
AMP 003								

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-01

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006501-08

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Victor Tulane Court AL6-3 & 6-9 AMP 003	6/2010			6/2012			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-07

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0226

HA Name	Montgomery Housing Authority	Replacement Housing Factor Grant Funds AL09R006502-08	FFY of Grant Approval 2008

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number [ ] Final Performance and Evaluation Report

[x] Performance and Evaluation Report for Program Year Ending 7/31/2009

Line No.	Summary by Development Account		Total Estimated Cost *Revision 1* Original	Revised	Total Actual Cost Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)				
3	1408	Management Improvements (May not exceed 20% of line 20)				
4	1410	Administration (May not exceed 10% of line 20)				
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs				
8	1440	Site Acquisition				
9	1450	Site Improvement				
10	1460	Dwelling Structures				
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1492	Moving to Work Demonstration				
16	1495.1	Relocation Costs				
17	1499	Development Activities	$234,551.00			
18a	1501	Collaterlaization or Debt Service paid by the PHA				
18b	9000	Collaterlaization or Debt Service paid Via System or Direct Payment				
19	1502	Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)		$234,551.00	$0.00	$0.00	$0.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement / Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006502-08

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original *Revision #1*	Revised	Funds Obligated	Funds Expended	
Victor Tulane Court AL6-3 & 6-9 AMP 003	**Development Activities** Complete Redevelopment of both projects	1499		$234,551				0.00%

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006502-08

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Victor Tulane Court AL6-3 & 6-9 AMP 003	6/2010			6/2012			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-12-07

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0226

HA Name	Montgomery Housing Authority	Replacement Housing Factor Grant Funds AL09R006501-09	FFY of Grant Approval 2009

[X] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number [ ] Final Performance and Evaluation Report

[x] Performance and Evaluation Report for Program Year Ending 7/31/2009

Line No.	Summary by Development Account		Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)				
3	1408	Management Improvements (May not exceed 20% of line 20)				
4	1410	Administration (May not exceed 10% of line 20)				
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs				
8	1440	Site Acquisition				
9	1450	Site Improvement				
10	1460	Dwelling Structures				
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1492	Moving to Work Demonstration				
16	1495.1	Relocation Costs				
17	1499	Development Activities	$1,020,077.00			
18a	1501	Collaterlaization or Debt Service paid by the PHA				
18b	9000	Collaterlaization or Debt Service paid Via System or Direct Payment				
19	1502	Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)		$1,020,077.00	$0.00	$0.00	$0.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement / Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006501-09

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Victor Tulane Court **AL6-3 & 6-9** **AMP 003**	**Development Activities** Complete Redevelopment of both projects	**1499**		**$1,020,077**				0.00%

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-04

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006501-09

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Victor Tulane Court **AL6-3 & 6-9** **AMP 003**							

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report

Part I: Summary

Capital Funds Program

REPLACEMENT HOUSING FUNDING

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0226

HA Name	Montgomery Housing Authority	Replacement Housing Factor Grant Funds AL09R006502-09	FFY of Grant Approval 2009

[X] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number [ ] Final Performance and Evaluation Report

[x] Performance and Evaluation Report for Program Year Ending 7/31/2009

Line No.	Summary by Development Account		Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 20% of line 20)				
3	1408	Management Improvements (May not exceed 20% of line 20)				
4	1410	Administration (May not exceed 10% of line 20)				
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs				
8	1440	Site Acquisition				
9	1450	Site Improvement				
10	1460	Dwelling Structures				
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1492	Moving to Work Demonstration				
16	1495.1	Relocation Costs				
17	1499	Development Activities	$215,259.00			
18a	1501	Collaterlaization or Debt Service paid by the PHA				
18b	9000	Collaterlaization or Debt Service paid Via System or Direct Payment				
19	1502	Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2 - 19)		$215,259.00	$0.00	$0.00	$0.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement / Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006502-09

Development Number / Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Victor Tulane Court **AL6-3 & 6-9** **AMP 003**	**Development Activities** Complete Redevelopment of both projects	**1499**		**$215,259**				0.00%

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date 11-17-07

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report
Part III: Implementation Schedule
Capital Funds Program

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

Replacement Housing Factor Grant Funds
AL09R006502-09

Development Number / Name Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Victor Tulane Court AL6-3 & 6-9 AMP 003							

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Signature of Executive Director and Date

11-17-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Attachment al006k04

Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment

HOUSING AUTHORITY OF: THE CITY OF MONTGOMERY, ALABAMA

Determination of requirement for initial assessment:

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

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

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

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

DEV. NUMBER	DEVELOPMENT NAME	* IS THE DEV. SUBJECT TO MANDATORY CONVERSION?	* IS A DEMOLITION APPLICATION PENDING?	* IS THE DEV. DESIGNATED ELDERLY/ DISABLED?	* DEV. HAS HOPE VI APPROVED?	IS DEV. EXEMPT?
AL09P6-1	Riverside Heights	No	APPROVED Sold	No	No	**Yes**
AL09P6-2	Cleveland Court	No	No	No	No	No
AL09P6-3	Victor-Tulane Court	No	APPROVED	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	APPROVED Sold	No	No	**Yes**
AL09P6-8	Paterson Court	No	No	No	No	No
AL09P6-9	Victor-Tulane Court	No	APPROVED	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**
AL09P6-23	Tulane Gardens	No	No	No	No	No

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 6-2

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.*

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) $ 325.56

   b. Section 8 HUD 52681, Line 30 (23 new): $ 9,102,495 divided by Line 11 (6 new)): $ 19,322 = avg. unit cost $ 471.09

   c. Is Line 1b higher? Yes X No____

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

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

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

   Comments:

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

   Comments:

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

Comments:

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

Comments:

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

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

Comments:

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

We have determined that conversion is:

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

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

_____
Signature of Executive Director

October 21, 2008
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.*

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) $ 345.28

   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.

_____
Signature of Executive Director

October 21, 2008
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.*

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) $ 321.63

   b. Section 8 HUD 52681, Line 30 (23 new): $ 9,102,495 divided by Line 11 (6 new)): $ 19,322 = 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 Executive Director

October 21, 2008
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.*

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) $314.82

   b. Section 8 HUD 52681, Line 30 (23 new): $ 9,102,495 divided by Line 11 (6 new)): $ 19,322 =avg. unit cost $ 471.09

   c. Is Line 1b higher? Yes __X__ No____

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

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

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

   Comments:

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

   Comments:

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

Comments:

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

Comments:

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

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

Comments:

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

We have determined that conversion is:

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

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

_____
Signature of Executive Director

October 21, 2008
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.*

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) $ 373.57

   b. Section 8 HUD 52681, Line 30 (23 new): $ 9,102,495 divided by Line 11 (6 new)): $ 19,322 = avg. unit cost $ 471.09

   c. Is Line 1b higher? Yes X No____

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

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

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

   Comments:

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

   Comments:

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

Comments:

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

Comments:

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

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

Comments:

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

We have determined that conversion is:

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

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

_____
Signature of Executive Director

October 21, 2008
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.*

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) $ 316.20

   b. Section 8 HUD 52681, Line 30 (23 new): $ 9,102,495 divided by Line 11 (6 new)): $ 19,322 = avg. unit cost $ 471.09

   c. Is Line 1b higher? Yes X No____

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

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

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

   Comments:

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

   Comments:

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

   Comments:

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

Comments:

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

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

Comments:

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

We have determined that conversion is:

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

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

_____
Signature of Executive Director

October 21, 2008
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.*

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) $ 287.99

   b. Section 8 HUD 52681, Line 30 (23 new): $9,102,495 divided by Line 11 (6 new)): $ 19,322 = avg. unit cost $ 471.09

   c. Is Line 1b higher? Yes X No____

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

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

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

   Comments:

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

   Comments:

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

   Comments:

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

Comments:

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

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

Comments:

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

We have determined that conversion is:

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

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

_____
Signature of Executive Director

October 21, 2008
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.*

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) $ 311.49

   b. Section 8 HUD 52681, Line 30 (23 new): $ 9,102,495 divided by Line 11 (6 new)): $ 19,322 = avg. unit cost $ 471.09

   c. Is Line 1b higher? Yes __X__ No____

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

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

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

   Comments:

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

   Comments:

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

   Comments:

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

Comments:

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

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

Comments:

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

We have determined that conversion is:

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

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

_____
Signature of Executive Director

October 21, 2008
Date

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

DEVELOPMENT NUMBER AL09P 6-23

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) $ 318.29

   b. Section 8 HUD 52681, Line 30 (23 new): $ 9,102,495 divided by Line 11 (6 new)): $ 19,322 = avg. unit cost $ 471.09

   c. Is Line 1b higher? Yes X No____

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

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

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

   Comments:

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

   Comments:

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

   Comments:

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

Comments:

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

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

Comments:

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

We have determined that conversion is:

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

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

_____
Signature of Executive Director

October 21, 2008
Date

Attachment: al006l04

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 approved by HUD.**	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: al006m04

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 continue to 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. The Executive Director continues to meet with the Resident Advisory Board on a monthly basis. 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 revised Admissions and Continued Occupancy Policy was approved by the Board on October 21, 2008 and was placed out for the required public comment period.

The MHA Investigative Unit has been completely disbanded due to lack of PHDEP funding. The MHA created a new classification and will open a register for the new position of a Public Safety Officer. 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. Residents were given written notice that the Montgomery Police Department (MPD) and 911 will now 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 were 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 installed. 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 has since been approved by the Chicago SAC Center. Upon completion of the demolition, construction of localized play areas and landscaping will be

completed 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 and MHA attorneys reviewed all closing documents and this property was closed on in December 2007. The monies received from the sale are in an escrow account and will be used as seed money for redevelopment of phase II of Victor Tulane Court.

The MHA is working to attain 100% occupancy at its Victor Tulane Gardens AL 6-23, the new housing development and also working on improving its overall vacancy rate. 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 installed. The MHA Board approved the purchase of two parcels of land one adjacent to Tulane Gardens and the other adjacent to Cedar Park. One parcel has been purchased. The HA has utilized this space to build a maintenance shop to support services to the residents at Tulane Gardens.

The Board of Commissioners approved moving forward with the demolition and redevelopment of the remaining 84 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 was filed and approved by HUD. The MHA's redevelopment plan was approved by HUD in August of 2007 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. The application made for relocation vouchers was approved and the relocation process will commence as planned. The MHA also plans to make an application for Tax Credits with the Alabama Housing and Finance Authority.

The MHA Board of Commissioners approved the recommendation made for Trenholm Court AL 6-6 to be one of the developments for demolition/disposition and redevelopment. An architectural firm has been hired to prepare a conceptual drawing for a mixed income/mixed finance development on this site. HUD approval has been sought to undertake a market study for best use of this property.

The HA is considering the feasibility of developing its Cedar Park land site. A study will also be conducted to determine the feasibility of building a smaller community at 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 sought and received HUD approval to contract with a Realtor to work with the MHA 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 3/31/2008 is 71. 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 is 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 was notified by HUD that the required corrective actions submitted by the Authority have been accepted.

The SEMAP score for FYE 3/31/2008 is 78 and is a standard performer. The Section 8 department has made grant applications for the Section 8 Family Self-Sufficiency (FSS) and Home-ownership programs; The MHA continues to maintain and service FSS and the Section 8 Homeownership clients. The Section 8 department started working the new waiting list. The Section 8 department is working to improve its lease up and utilization. The Section 8 Administrative Plan was revised, placed out for comment and approved by the Board for implementation.

The MHA extended the contract with TAG Associates, Inc., to administer the Disaster Housing Assistance Program (DHAP). MHA had submitted a request to HUD for approval to contract out the Housing Choice Voucher (HCV) Program during the time it was under Procurement Review. On August 22, 2008 HUD released the MHA from HUD's review of general procurement activities with the exception of approval to contract out the HCV Program as they were "seeking guidance from HQ..." However, MHA was informed that it may continue to seek capacity from interested parties and that qualified offers should be sent to HUD for review prior to acceptance and finalization of the Contract. The RFP for privatization was placed out for bid and the bid opening was held on November 6, 2008. Responses received were reviewed and evaluated by an evaluation committee. On November 17, 2008 HUD notified the MHA that it "fully released MHA to administer the Section 8 Program in accordance with HUD regulations." Upon completion of the evaluation committee's review of the responses received to the RFP for the privatization of the Section 8 HCV Program, it was decided that MHA would not move forward with privatization of the program at this time.

The MHA contracted with a consultant for an organizational review which was completed and upon Board approval of the recommendations, staffing will be reorganized to right size the operations of the MHA. The MHA also contracted with a consultant for a Financial Review and upon Board approval, the recommendations made will be implemented.

It is also hoped that with the reorganization/restructuring of the MHA, improved communications, emphasis on customer service and overall improvement in management operations, MHA will be able to operate more efficiently and effectively and fulfill its mission and goals to provide adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

Montgomery Housing Authority
Mixed-finance Housing Development Plan
April 16, 2009

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 proceeds from the disposition are on deposit in an escrow account awaiting approval of a mixed-finance plan. The Authority has made other funds available for development through the Capital Fund Program (CFP) and the Replacement Housing Funds (RHF). These funds total approximately $12.4 million in existing and future grants commitments. The redevelopment plan encompasses a three-pronged approach, redevelopment of Authority owned sites that are determined to be distressed assets, acquisition and rehabilitation of properties suitable for Public Housing needs, and development of new properties. When feasible the Authority will use the Mixed Finance, Mixed Income model for all its projects.

After considerable discussion and study with both the City of Montgomery and the Authority's consultants, MHA has opted to use a combination of the disposition proceeds, CFP, and RHF funds to redevelop two of its distressed assets in downtown Montgomery. The first is proximate to the State Capitol and governmental buildings and the second borders the growing riverfront development. These are Tulane and Trenholm. 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.

Progress on the Tulane Redevelopment

Tulane Court also seemed a natural starting place with a chance to replace severely outdated, physically obsolete public housing. To date the Authority has made significant progress in its redevelopment efforts of Tulane Court.

1. The Authority has completed the Part 58 environmental review and an approved demolition / disposition application has been received from HUD's Special Applications Center (SAC).
2. The relocation process has been completed and the site is completely vacant.
3. The Authority used a combination of relocation vouchers and transfers to available Public Housing units to complete the relocation process.
4. The development team has been contracted.
5. The Market Study has been completed.
6. The master Plan has been completed.
7. A tax credit application has been submitted to the Alabama Housing Finance Corporation (AHFC) for consideration for a 2009 award. If not funded in this round of awards, the Authority will resubmit in 2010.

8. There has been several meetings with the various stakeholders to discuss the status of the Tulane project. The tenants were the first to get a look at the market study, Master Plan and the conceptualized presentation of the proposed site. The Montgomery City Council allowed the Authority to present the redevelopment plan to them at a pre-council

meeting. The Montgomery Planning Department was briefed and the newly elected Mayor of Montgomery was present at the first stakeholders' presentation.

9. Both the HUD Birmingham Field Office and the HUD's Office of Public Housing Investments have had extensive meetings with the development team. The Plan has been well received and feed back is being evaluated as the final planning phase is being completed.

Development Team

The Authority is playing a significant role in the development and is 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 successfully completed the selection of the development team. Except for the Development Partner, all development team members are procured and under contract. The Authority is concluding negotiations with The Integral Planned Communities, LLC (Integral), on a final Master Development Agreement (MDA). This agreement should be signed shortly. The Authority has a signed Predevelopment Agreement with Integral and under this agreement several predevelopment milestones have been reached. The market analysis has been completed. A conceptual master plan has been developed.

The development team is comprised of the following:

- Program Manager/Financial Consultant/ Relocation consultant - Boulevard Group, Inc.
- Development Partner - The Integral Planned Communities, LLC
- Mixed-finance legal Counsel - Chris Hornig of Klein Hornig LLP
- Master Planner - The Sizemore Group
- Market Analyst - Robert Charles Lesser & Co.

Schedule, Financing & Phasing of Tulane

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 170 units comprised of 51 MHA units, 51 LIHTC units and 68 market rate units. This represents an income mix of 60% assisted units to 40% market rate units. This mix has proven to be very successful formula to ensure the future viability of the development. Prior to the housing development, MHA will need to spend funds from the its dedicated development funds to demolish the property and update the infrastructure.

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 provide operating subsidy to the public housing units. The developments will be subject to HUD TDC limits. The diagram below illustrates the Unit Type, Number of Units, and Average Square Footage for the first phase of the Tulane Court redevelopment:

Above is the Concept View of the completely redeveloped Tulane site.

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 other affordable 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) are 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, resident owned 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.

Attachment: al006n04

The following original Certifications, duly signed and dated, were mailed out in hardcopy to the HUD Field Office in Birmingham with our submission al006v02:

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.

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the x *5-Year and/or* x *Annual PHA Plan for the PHA fiscal year beginning* 4|1|09 *hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

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

AL006
PHA Number/HA Code

x 5-Year PHA Plan for Fiscal Years 2005 - 2009

x Annual PHA Plan for Fiscal Years 2009 Beginning April 1, 2009

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
John F. Knight, Jr.	Chairman, Board of Commissioners
Signature	Date
	May 19, 2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

The Housing Authority of the City of Montgomery, Alabama

Program/Activity Receiving Federal Grant Funding

Submitted with the Montgomery Housing Authority's 2009 Standard Annual Plan al006v02.

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Cleveland Court [AMP .000002]: 1020 Rosa Parks Avenue, Montgomery, AL 36108; Victor Tulane Court [AMP 0000003]: 550 Smythe Curve, Montgomery, AL 36104; Paterson Courts [AMP 000004]: 901 S. Union Street, Montgomery, AL 36104; Trenholm Court [AMP 000005]: 432 N. Union Street, Montgomery, AL 36104; Gibbs Village-East [AMP 000006]: 1701 Terminal Road, Montgomery, AL 361085; Gibbs Village-West [AMP 000007]: 1707 Terminal Road, Montgomery, AL 36108; Smiley Court [AMP 000008]: 4107 Marlyn Street, Montgomery, AL 36108; Richardson Terrace [AMP 000009]: 1301 Adams Avenue, Montgomery, AL 36104; Victor Tulane Gardens [AMP 000023]: 1101 Victor Tulane Circle, Montgomery, AL 36104; Cedar Park Land site on Mobile Highway.

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Evette Hester	Executive Director
Signature X	Date May 18, 2009

form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
[ ] a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	[ ] a. bid/offer/application b. initial award c. post-award	[ ] a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
[x] Prime [ ] Subawardee Tier _____, *if known*: Congressional District, *if known*: 4c	N/A Congressional District, *if known*:
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	**7. Federal Program Name/Description:** 2009 Standard Annual Plan al006v02 CFDA Number, *if applicable*: _____
8. Federal Action Number, *if known*: N/A	**9. Award Amount**, *if known*: $
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*): N/A	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*): N/A

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: [signature]
Print Name: Evette Hester
Title: Executive Director
Telephone No.: (334) 206-7255 Date: 05/18/2009

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

OMB Approval No. 2577-0157 (Exp. 3/31/2010)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

The Housing Authority of the City of Montgomery, AL

Program/Activity Receiving Federal Grant Funding

Submitted with Montgomery Housing Authority's 5-Year Plan 2005-2009 and Annual Plan 2009 al006v02

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Evette Hester	Executive Director
Signature	Date (mm/dd/yyyy)
	05/18/2009

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handboooks 7417.1, 7475.13, 7485.1, & 7485.3

Civil Rights Certification	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

The Housing Authority of the City of Montgomery, AL	AL006
PHA Name	PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	John F. Knight, Jr.	Title	Chairman, Board of Commissioners Housing Authority of the City of Montgomery, AL
Signature		Date	05/19/2009

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Todd Strange the Mayor, City of Montgomery, AL certify that the Five Year and Annual PHA Plan of the Montgomery Housing Authority is consistent with the Consolidated Plan of the City of Montgomery, Alabama prepared pursuant to 24 CFR Part 91.

5-27-09

Signed / Dated by Appropriate State or Local Official

MONTGOMERY HOUSING AUTHORITY
1020 BELL STREET • MONTGOMERY • ALABAMA • 36104-3006
(334) 206-7200 • (334) 206-7222 Fax • MHAToday.org
EHO • EOE

EVETTE HESTER
EXECUTIVE DIRECTOR

JOHN F. KNIGHT, JR.
CHAIRMAN

FAIR HOUSING CERTIFICATION

The Housing Authority of the City of Montgomery's Board of Commissioners has adopted numerous policies and procedures relating to the business of the housing authority. Discrimination of any type is not condoned nor tolerated by the housing authority. Policies are in place that plainly state that discrimination will not be tolerated. There are also provisions available for persons to report discrimination and other problems for resolution.

Steps the MHA Will Take in Affirmatively Furthering Fair Housing:

1. Annual meetings are held with Section 8 landlords to:
   (a) inform them of the Authority's fair housing policies; and,
   (b) to update them on new program requirements;
2. When requested, brochures and presentations are utilized to educate civic groups about fair housing and discrimination.
3. The MHA applies for as many housing vouchers as possible to provide additional resources for eligible clients.
4. Fair Housing information is posted on the bulletin board at the offices of the Housing Authority.
5. Fair Housing commitments are advertised in local papers and other print media.
6. The MHA counsels clients regarding money management, rental delinquency, and fair housing rights.
7. The MHA has an active homeownership program, in which they teach budgeting, pre-purchase counseling for homeownership, default mortgage counseling and home maintenance. These programs include the Family self-Sufficiency Program, Section 8 Homeownership, and the public housing program.

The Montgomery Housing Authority will continue these practices in order to:

1. Address the Impediments to Fair Housing Choice.
2. Remedy discrimination.
3. Promote fair housing rights and fair housing choice.

The Montgomery Housing Authority (MHA) refers any fair housing claims made to the office of Fair Housing located in Montgomery, Alabama. The Montgomery Housing Authority also stands ready to help any person present a claim for fair housing or any other form of discrimination to the proper agency.

COMMISSIONERS: RICHARD N. BOLLINGER, Vice Chair • ANNE B. UPCHURCH • RON DRINKARD • PAUL HANKINS
ALFRED HOOD • WILLIE JONES • BETTIE BARNETT • CUBIE RAE GILMER HAYES

FAIR HOUSING CERTIFICATION

After a review of the policies and procedures of the Montgomery Housing Authority, I cannot find any area where fair housing laws are violated. It is my opinion that all policies and procedures are non-discriminatory in nature. I am aware that any/all fair housing complaints referred to my office must be reported to the appropriate agencies for further action.

Evette Hester
Executive Director, Montgomery Housing Authority

Dated: May 11, 2009

Attachment al006o04

DEFINITION OF "SUBSTANTIAL DEVIATION" OR "SIGNIFICANT AMENDMENT OR MODIFICATION"

MHA defines "substantial deviation" and "significant amendment or modification" as discretionary changes in its plans or policies which fundamentally alter the mission, goals or objectives of the Agency and which require formal approval by the Board of Commissioners. Examples would include:

- Demolition or Disposition
- Designation changes
- Homeownership
- Conversions
- Addition of Major Work Categories

Changes made to the Plan, or any component thereof, that do not relate to the above-mentioned issues will not be considered "substantial" or "significant" and will not require public notice or comment.

Attachment: al006p04

MONTGOMERY HOUSING AUTHORITY

504 REASONABLE ACCOMMODATION HOUSING POLICY AND PROCEDURES

And

LIMITED ENGLISH PROFICIENT PLAN

(LEP PLAN)

12/21/2009

504 REASONABLE ACCOMMODATION HOUSING POLICY AND PROCEDURES & LIMITED ENGLISH PROFICIENT PLAN (LEP PLAN)

POLICY STATEMENT

The Montgomery Housing Authority ("the Authority"), is dedicated to ensuring that individuals with disabilities are not discriminated against on the basis of disability, in connection with the operation of its programs, services and activities. Therefore, if an individual with a disability request an accommodation such as an accessible feature in a rental housing unit or a modification to the common area, the Authority will provide such accommodation unless doing so would result in a fundamental alteration in the nature of the program or an undue financial and administrative burden.

A copy of the 504 Reasonable Accommodation Housing Policy and Procedures (Policy) shall be posted in the Montgomery Housing Authority Central Administrative Office (Central Office), the management office in each public housing development and the Section 8 Management Office. In addition, individuals may obtain a copy of this Policy, upon request, from their public housing property manager or their Section 8 specialist; and/or the Central Office.

LEP PLAN STATEMENT

The Montgomery Housing Authority is committed to serving all of its public regardless of race, gender, religion, or national origin. The Authority may translate, contract a third party to translate, and/or use previously-translated vital documents. The Authority will determine whether to translate a document on a case by case basis, taking into consideration the notion of meaningful access as defined by federal guidance. The Authority will include on all documents the following "If the intended recipient is unable to understand this document, please contact the Montgomery Housing Authority immediately for hearing and/or speech assistance by dialing Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance

(800) 548-2547 (V) (888) 229-5746 (Speech to Speech-English)
(800) 548-2546 (TTY); 711 (TTY) (888) 260-9470 (Speech to Speech-Spanish)".

Standard Operating Procedure(s):

The Authority will develop an LEP Standard Operating Procedure to formalize and standardize Montgomery Housing Authority interactions with LEP individuals and associated actions. Individuals who are visually, hearing, mentally or manually impaired may submit a request for an alternative communication (Appendix E) to the Public Housing Property Manager, Section 8 Housing Specialist or the Policy Administrator in writing, orally, or by any other equally effective means of communication.

Staff training:

The Authority will conduct internal training to prepare employees to effectively offer free language assistance in compliance with federal guidance, ensure employee familiarity with the Authority's LEP policies and guidelines, and promote employee proficiency in documenting a client's language needs.

Conclusion:

The Authority is committed to taking reasonable steps to ensure access to its programs and activities by LEP persons.

The LEP Plan does not create a standard of care, a covenant of habitability or any rights to third parties or Montgomery Housing Authority clients. The Plan does not enlarge Montgomery Housing Authority's duty under any law, regulation or ordinance. In cases of conflict, the applicable law, regulation or ordinance shall prevail. The Plan is a general guideline as to a standard of care to which Montgomery Housing Authority aspires.

LEGAL AUTHORITY

This Policy is in compliance with the statutory authority listed below:

1. Section 504 of the Rehabilitation Act of 1973 (Section 504);
2. Section 223 of the Social Security Act;
3. Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act;
4. 24 CFR Section 8 etc. (Code of Federal Regulations, Title 24 –Housing and Urban Development, Section 8);
5. Title II of the Americans with Disabilities Act of 1990 (ADA); and
6. The Fair Housing Act of 1968, as amended (Fair Housing Act).

STAFF TRAINING

The Section 504/ADA Coordinators will ensure that all appropriate Authority staff receive annual training on the Reasonable Accommodation Policy and Procedures, including all applicable Federal, state and local requirements regarding reasonable accommodation.

MONITORING

The staff is responsible for monitoring compliance with this Policy and is available to applicants, residents, and program participants for discussing issues and questions regarding this Policy, its interpretation or implementation. The current 504 Reasonable Accommodation Housing Policy Administrators are:

Melinda Dawkins	Cathy Harris
Public Housing	Section 8
Montgomery Housing Authority	Montgomery Housing Authority
Montgomery, AL 36104	Montgomery, AL 36104
(334) 206-7292	(334) 206-7170

Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance

(800) 548-2547 (V)	(888) 229-5746 (Speech to Speech-English)
(800) 548-2546 (TTY); 711 (TTY)	(888) 260-9470 (Speech to Speech-Spanish)

Each public housing applicant shall be provided with a copy of the Notice to Montgomery Housing Authority Public Housing Applicants and Residents Regarding Reasonable Accommodation (*see* Appendix A1). Each Section 8 applicant shall be provided with, a copy of the Notice to Montgomery Housing Authority Section 8 Applicants and Residents Regarding Reasonable Accommodation (*see* Appendix A2). Each public housing resident shall be provided with a copy of the Notice of Reasonable Accommodations for Residents with Disabilities for housed development at each

certification process. (Appendix C # 1) Each Section 8 resident shall be provided with a copy of the Notice of Reasonable Accommodations for Section 8 Residents with Disabilities at each certification process. (Appendix C # 2) These notices shall be posted at all times in the Central Office and a copy of the appropriate notice will be posted in each property manager's office and the Section Eight Administrative Office. Each resident shall be provided a copy of the appropriate notice upon request.

DEFINITIONS

1. An "Individual with a disability" is defined as a person who has one or more of the following:
   (a) A disability as defined in Section 223 of the Social Security Act.
   (b) A physical, mental or emotional impairment, which is expected to be of long-continued and indefinite duration, substantially impedes his or her ability to live independently or substantially limits one or more major life activities, and is of such a nature that such ability could be improved by more suitable housing conditions. No individual shall be considered to be a person with a disability for low-income housing solely on the basis of any drug or alcohol dependency.
   (c) A developmental disability as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act. and
   (d) Acquired immune deficiency syndrome (AIDS) or any condition that arises from the etiologic agent for AIDS.
2. "Major life activities" means functions such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing and learning.
3. A "reasonable accommodation" is defined as a change, modification, alteration or adaptation in policy, procedure, practice, program, or facility that is necessary for a qualified individual with a disability to have the opportunity to participate in, and benefit from, a program or activity unless the reasonable accommodations would result in an undue financial and administrative burden on the Authority, or would result in a fundamental alteration in the nature of the program.
   (a) A service or assistance animal that is needed as a reasonable accommodation for an individual with a disability is subject to all requirements of the Montgomery Housing Authority's Pet Policy excluding all fees.

REASONABLE ACCOMMODATION

An individual with a disability may request a reasonable accommodation at any time during the application process, residency in public housing, or participation in the Housing Choice Voucher and/or other Programs of the Authority. The individual with a disability may submit all requests in writing, orally, or by any other equally effective means of communication. If the individual with a disability is unable to submit their request in writing, the Authority will assist the individual to reduce their request to written form. Reasonable accommodation methods or actions that may be appropriate for a particular program and individual may be found to be inappropriate for another program or individual. Decisions to approve or deny requests for reasonable accommodations shall be made on a case-by-case basis and take into consideration the

disability and the needs of the individual with the disability as well as the nature of the program or activity in which the individual seeks to participate.

If there is a dispute between the applicant/resident and the Policy Administrator responsible for the program in which the applicant/resident is requesting an accommodation, the resident may file a complaint in accordance with the Grievance Procedure and a public housing or Section 8 applicant may request an informal hearing or meeting to request consideration.

EXAMPLES OF REASONABLE ACCOMMODATIONS

Examples of reasonable accommodations may include, but are not limited to:

1. Making an offer to transfer/relocate a resident with a disability to a comparably, appropriately sized housing unit with the required accessibility features using the transfer procedures found in the ACOP (Admissions and Continued Occupancy Policy) and in the Housing Choice Voucher Administrative Plan;
2. Making a housing unit, part of a housing unit, or public and common use areas accessible for an individual with a disability to the extent that the Authority offers such facilities, if none is already accessible, some will be made unless the accommodation would result in an undue financial and administrative burden on the Authority;
3. Permitting a family to have a service or assistance animal necessary to assist a household member with a disability;
4. Allowing a live-in aide for a resident or program participant with a disability to reside in an appropriately sized housing unit;
5. Transferring a family that is participating in the public housing program to a larger size housing unit in order to provide a separate bedroom for the resident with a disability using the transfer procedures found in the ACOP;
6. Transferring a resident with a disability that is participating in the public housing program to a street level unit or a housing unit that is completely on one level using the procedures found in the ACOP;
7. Translating documents into languages other than English, unless prohibited by local law and generally when there are sufficient numbers of applicants/residents speaking a language to warrant the expense;
8. Making documents available in larger type;
9. Providing qualified sign language interpreters for applicant, resident or program participant;
10. Installing strobe type flashing lights and other such emergency equipment for a household member with a hearing impairment;
11. Permitting an outside agency or family member to assist an applicant, resident or program participant with a disability in meeting screening criteria or meeting essential lease obligations; and
12. Permitting requests for extensions of Housing Choice Vouchers if there is a difficulty in locating a housing unit with suitable accessible features or that is otherwise appropriate for the family that has a family member with a disability.

POLICY APPLICATION

This Policy applies to individuals with disabilities participating in the following programs provided by the Authority:

1. Applicants for public housing;
2. Applicants for Section 8 Housing Choice Voucher and other tenant-based Section 8 Programs;
3. Residents of public housing developments;
4. Participants of the Section 8 Housing Choice Voucher and other tenant-based Section 8 programs.

REQUESTS FOR REASONABLE ACCOMMODATIONS SUBMITTED BY PUBLIC HOUSING APPLICANTS OR RESIDENTS WITH DISABILITIES

Individuals with disabilities may submit reasonable accommodation requests to the Property Manager, or the Policy Administrator in writing, orally, or by any other equally effective means of communication. The Authority provides the "Request for Reasonable Accommodation", (Request Form) (see Appendix C # 3) to all applicants and residents with disabilities who request a reasonable accommodation. The Montgomery Housing Authority shall:

1. Provide all applicants the Request Form as an attachment to the Montgomery Housing Authority application. The Request Form is provided in an alternative format, upon request.
2. Make reasonable accommodations for applicants with disabilities during the housing application process. All applications shall be taken in an accessible location. Applications shall be made available in accessible formats. Individuals with disabilities shall be provided the appropriate auxiliary aides and services, including qualified sign language interpreters and readers (upon request) during the housing application process.
3. Provide all residents with disabilities the Request Form upon request. The Authority will provide the Request Form in an alternate form, upon request.

PROCESSING REASONABLE ACCOMMODATION REQUESTS FROM PUBLIC HOUSING APPLICANTS AND RESIDENTS - (Appendix C # 3)

1. If additional information or documentation is required, the applicant/resident will be notified in writing of the need for the additional information or documentation and when a reply will be required. Upon request, the written notification will be provided in an alternate format. This notification letter may also request the completion and submittal of the following forms:
   (a) Request for Reasonable Accommodation (see Appendix C # 3)
   (b) Live-in Aide Agreement (see Appendix C # 4)
   (c) Verification of Need for a Reasonable Accommodation (see Appendix C # 5)
2. The applicant/resident will be notified in writing of the decision to approve or deny the request. Please refer to Appendix C for copies of the written notification letters:
   (a) Letter Advising that Information received by the Montgomery Housing Authority does not Support Need for Requested Accommodation (Appendix C # 6)
   (b) Letter Approving Public Housing Participant's Request for Reasonable Accommodation" (Appendix C # 7)

(c) Denial of Public Housing Participant's Request for Reasonable Accommodation (Appendix C # 9)

REQUESTS FOR REASONABLE ACCOMMODATION SUBMITTED BY SECTION 8 PROGRAM PARTICIPANTS - (Appendix C # 3)

This section applies only to tenant-based Section 8 program participants. Requests for Reasonable Accommodation by participants in project-based voucher programs will be processed using the procedures for public housing applicants and residents.

Tenant-based Section 8 program participants should contact their Housing Specialists and their landlords about their reasonable accommodation needs for housing unit modifications. The program participant shall work with their landlord to have these reasonable modifications made to their housing units. When the landlord agrees to allow the reasonable modifications to his property, but will not fund the modification expense, the following may be means of implementing the modifications:

1. Social service agencies may assist with the needs of individuals with disabilities. Montgomery Housing Authority will provide the program participant a list of the Montgomery area agencies that may offer these services.
2. Montgomery Housing Authority will allow a program participant to pay for the modifications. The Authority will also allow the program participant to make an escrow account deposit to cover the expense of returning the housing unit modified areas to their original condition when the program participant vacates the housing unit. Generally, no escrow account deposit is required for reasonable modifications to the public and common use areas of a development.

Upon verification of the disability-related need, the Housing Specialist/Policy Administrator will contact the program participant's landlord about the disability-related need for the accommodations. The Housing Specialist/Policy Administrator will advise the landlord that the disability-related need has been verified. He will encourage the landlord to make the requested reasonable accommodation/modifications for the program participant.

PROCESSING REASONABLE ACCOMMODATION REQUESTS FROM SECTION 8 PROGRAM PARTICIPANTS

This section applies only to tenant-based Section 8 program participants. Requests for Reasonable Accommodation by participants in project-based voucher programs will be processed using the procedures for public housing applicants and residents.

Requests for Reasonable Accommodations from tenant-based Section 8 program participants are sent to the Housing Specialist/Policy Administrator.

1. If additional information or documentation is required, the resident will be notified in writing of the need for the additional information or documentation and when a reply will be required. Upon request, the written notification will be provided in an alternate format. This notification letter may also request the completion and submittal of the following forms:
   (a) Request for Reasonable Accommodation (see Appendix C # 3)
   (b) Live-in Aide Agreement (see Appendix C # 4)

(c) Verification of Need for a Reasonable Accommodation (see Appendix C # 5)

2. The applicant/resident will be notified in writing of the decision to approve or deny the request. Please refer to Appendix C for copies of the written notification letters:
   (a) Letter Advising that Information received by the Montgomery Housing Authority does not Support Need for Requested Accommodation (Appendix C # 6)
   (b) Letter Approving Section 8 Participant's Request for Reasonable Accommodation" (Appendix C # 8)
   (c) Denial of Section 8 Participant's Request for Reasonable Accommodation (Appendix C # 10)
3. If the Authority approves the accommodation request, the program participant and the landlord will be notified in writing of the decision with the contact information of Policy Administrator provided. The Policy Administrator will contact the program participant and the landlord when the Administrator has sufficient information to inform them of the expected date of the implementation of the reasonable accommodation.
4. If the request for accommodation is denied, the program participant will be notified in writing of the reasons for denial. In addition, the notification of the denial will provide the program participant with information regarding Montgomery Housing Authority's grievance procedures.
5. If an applicant or resident with a disability makes an additional request for a different reasonable accommodation, the request is viewed and processed as though it was the initial reasonable accommodation request.

VERIFICATION OF NEED FOR A REASONABLE ACCOMMODATION
(Appendix C # 5)

Montgomery Housing Authority may request documentation to verify that the person requesting an accommodation is a person with a disability and such person has a disability-related need for the requested reasonable accommodation. However, the Authority shall request only such documentation that is necessary to verify that the person requesting an accommodation is a person with a disability and such person has a disability-related need for the requested reasonable accommodation. The Authority shall not require unnecessary information regarding the individual's disability such as the specific disability or the nature or extent of the disability.
The following persons may provide verification that an individual with a disability has the need for the requested accommodations:
1. Physician;
2. Licensed health professional;
3. Professional representing a social service agency; or
4. Disability agency or clinic.

DENIAL OF REASONABLE ACCOMMODATION REQUEST
(Appendix C #9 & # 10)

Requested accommodations will not be approved if one of the following would occur as a result of the approval:

1. A violation of state and/or federal law;
2. A fundamental alteration in the nature of the public housing program;
3. An undue financial and administrative burden to the Authority;
4. A structurally impracticable alteration; or
5. A housing unit alteration requiring the removal or alteration of a load-bearing structural member.

TRANSFER AS A REASONABLE ACCOMMODATION FOR A PUBLIC HOUSING RESIDENT

When a public housing resident requests a reasonable accommodation, the Authority may offer the resident the opportunity to transfer to another available, comparable, appropriately-sized unit with the required accessibility features as a reasonable accommodation using the procedures found in the ACOP. Montgomery Housing Authority is primarily responsible to pay for any reasonable moving-related expenses of both the family/resident with a disability into the accessible unit and, if necessary, any reasonable moving-related expenses of the resident/family without a disability required to move out of the accessible unit. This obligation is part of the Authority's duty to accommodate its residents with disabilities and provide accessible units/units with accessible features. Nothing contained in this paragraph is intended to modify the terms of the Authority's Tenant Lease for the resident and the resident's rights there under.

HOUSING CHOICE VOUCHER AS REASONABLE ACCOMMODATION

1. When issuing a voucher as a reasonable accommodation, upon request, Montgomery Housing Authority must include a list of current available accessible units known to the Authority. The Authority will also provide search assistance to the voucher holder. The Authority may also refer the voucher holder to a local organization to assist them with their search for available, accessible housing.
2. Montgomery Housing Authority will grant extensions beyond the maximum voucher term as a reasonable accommodation to eligible individuals with verified disabilities. The Authority will grant the extension subject to documentation that the resident/applicant has made a diligent effort to locate an accessible unit and considering any impediments to searching because of a family member's disability.

GRIEVANCE PROCEDURE/RIGHT TO APPEAL

1. The applicant/resident may file a complaint in accordance with the Grievance Procedure following formal determination by the Policy Administrator. The Policy Administrator shall attend all grievance conferences and hearings and advise on the Authority's 504 Reasonable Accommodation Housing Policy and Procedures and the relevant United States Department of Housing and Urban Development regulations.
2. A public housing or Section 8 applicant may request an informal hearing or meeting to request consideration.

504 REASONABLE ACCOMMODATION HOUSING POLICY AND PROCEDURES

Appendix

Appendix A1: Notice to Public Housing Applicants and Residents Regarding Reasonable Accommodations (Application Packet and Development Bulletin Board)

Appendix A2: Notice to Section 8 Applicants and Residents Regarding Reasonable Accommodations (Voucher Packet and Management Office Bulletin Board)

Appendix B: Notice to Public Housing Applicants/Residents of Adaptable Housing Units Regarding Reasonable Accommodations (Move-In Packet)

Appendix C: Other Notices, Forms and Letters

1. Notice of Reasonable Accommodations for to name of development Residents with Disabilities (Recertification Packet)
2. Notice of Reasonable Accommodations for Section 8 Residents with Disabilities (Recertification Packet)
3. Request for Reasonable Accommodation
4. Live-in Aide Agreement
5. Verification of Need for a Reasonable Accommodation
6. Letter advising that information received by the Montgomery Housing Authority does not support need for requested accommodation
7. Letter Approving Public Housing Participant's Request for Reasonable Accommodation
8. Letter Approving Section 8 Program Participant's Request for Reasonable Accommodation
9. Denial of Public Housing Participant's Request for Reasonable Accommodation
10. Denial of Section 8 Program Participant's Request for Reasonable Accommodation

Appendix D: Examples of Reasonable Accommodations for Public Housing Applicants and Residents with Disabilities

Appendix E: Request for an Alternative Form of Communication

APPENDIX A1

NOTICE TO PUBLIC HOUSING APPLICANTS AND RESIDENTS REGARDING REASONABLE ACCOMMODATIONS

Upon request, this notice and the Reasonable Accommodation Policy & Procedures will be made available in an alternate format.

The Montgomery Housing Authority ("the Authority") is committed to ensuring that its policies and procedures provide individuals with disabilities the opportunity to participate in and benefit from its programs, services and activities. The Authority is dedicated to ensuring that individuals with disabilities are not discriminated against on the basis of disability, in connection with the operation of its programs, services and activities. The Authority provides reasonable accommodations to applicants and residents if they have a disability and reasonable accommodations are necessary for them to have the opportunity to enjoy offered programs, services and activities.

A reasonable accommodation is a change, modification, alteration or adaptation in policy, procedure, practice, program, or facility that gives a qualified individual with a disability the opportunity to participate in and benefit from, a program or activity. This does not include the provision of a foreign language interpreter. The accommodation will be made, provided it does not pose an undue financial and administrative burden to the Authority or require a fundamental change in its program. A reasonable accommodation may also include providing an appropriate auxiliary aid to an applicant or resident with a disability to enable effective communication.

Examples of reasonable accommodation may include:

- installing flashing light smoke detectors in an apartment for a household member with a hearing impairment;
- providing a reader, during a housing interview, for a applicant or resident with a vision-impairment;
- installing grab bars in the apartment bathroom of a resident with a disability;
- permitting an outside agency to assist an applicant with a disability to meet the screening criteria.

Residents with a disability requesting reasonable accommodation must fulfill their lease terms such as: paying rent, caring for their apartment, reporting required information, not disturbing the neighbors, etc. with or without a reasonable accommodation.

Individuals with disabilities may submit reasonable accommodation requests to the Property Manager or the 504 Reasonable Accommodation Policy Administrator in writing, orally, or by any other equally effective means of communication at the Montgomery Housing Authority Central Office, 1020 Bell Street, Montgomery, Alabama 36104. The individual making the request will be provided with the Request for Reasonable Accommodation form which should be completed, signed and returned for processing. Assistance with completing this form is available from Authority staff. If you have any questions or concerns about reasonable accommodation, Please call the Policy Administrator at (334 206-7192 or for **Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance** call one of the following:

(800) 548-2547 (V) (888) 229-5746 (Speech to Speech-English)
(800) 548-2546 (TTY); 711 (TTY) (888) 260-9470 (Speech to Speech-Spanish)

APPENDIX A2

NOTICE TO SECTION 8 APPLICANTS AND RESIDENTS REGARDING REASONABLE ACCOMMODATIONS

Upon request, this notice and the Reasonable Accommodation Policy & Procedures will be made available in an alternate format.

The Montgomery Housing Authority ("the Authority") is committed to ensuring that its policies and procedures provide individuals with disabilities the opportunity to participate in and benefit from its Section 8 programs, services and activities. The Authority is dedicated to ensuring that individuals with disabilities are not discriminated against on the basis of disability, in connection with the operation of its Section 8 programs, services and activities. The Authority provides reasonable accommodations to Section 8 applicants and residents if they have a disability and reasonable accommodations are necessary for them to have the opportunity to enjoy the Section 8 programs, services and activities.

A reasonable accommodation is a change, modification, alteration or adaptation in policy, procedure, practice, program, or facility that gives a qualified individual with a disability the opportunity to participate in and benefit from, a program or activity. This does not include the provision of a foreign language interpreter.

Examples of reasonable accommodation may include:

- installing flashing light smoke detectors in an apartment for a household member with a hearing impairment;
- providing a reader, during a housing interview, for a applicant or resident with a vision-impairment;
- installing grab bars in the apartment bathroom of a resident with a disability;
- permitting an outside agency to assist an applicant with a disability to meet the screening criteria.

Generally, the Authority must provide a reasonable accommodation unless the requested accommodation poses an undue financial and administrative burden to the Authority or require a fundamental change in its program. In certain circumstances, however, the Authority must receive the approval of the landlord from whom the Section 8 tenant is renting before implementing a reasonable accommodation. Situations in which the landlord lawfully refuses to allow an accommodation may alter the Authority's obligation to provide the specific accommodation requested by the tenant.

Section 8 residents with a disability requesting reasonable accommodation must fulfill their lease terms such as: paying rent, caring for their apartment, reporting required information, not disturbing the neighbors, etc. with or without a reasonable accommodation.

Individuals with disabilities may submit reasonable accommodation requests to Section 8 Housing Specialists or the 504 Reasonable Accommodation Policy Administrator in writing, orally, or by any other equally effective means of communication at the Montgomery Housing Authority Section Eight Management , 1070 Bell Street, Montgomery, Alabama 36104. The individual making the request will be provided with the Request for Reasonable Accommodation form which should be completed, signed and returned for processing. Assistance with completing this form is available from Authority staff. If you have any questions or concerns about reasonable accommodation, Please call the Policy Administrator at (334 206-7170 or for **Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance** call one of the following:

(800) 548-2547 (V) (888) 229-5746 (Speech to Speech-English)
(800) 548-2546 (TTY); 711 (TTY) (888) 260-9470 (Speech to Speech-Spanish)

APPENDIX B

NOTICE TO PUBLIC HOUSING APPLICANTS/RESIDENTS OF ADAPTABLE HOUSING UNITS REGARDING REASONABLE ACCOMMODATIONS

Upon request, this notice and the Reasonable Accommodation Policy & Procedures will be made available in an alternate format.

This housing unit has been designed to be adaptable for persons with disabilities. The following consumer information is provided to each adaptable housing unit resident to ensure that the existence of adaptable features is known.

(1) The kitchen cabinets, counter and sink are adaptable.

(2) The toilet, bathtub, and shower areas are adaptable for grab bars.

(3) The dwelling unit is equipped for installation of a visual emergency alarm.

In compliance with Section XV of the Dwelling Lease, "Accommodation of Persons with Disabilities", you are notified that at any time during your occupancy you may request a reasonable accommodation of the unit for a handicapped household member who needs an accommodation. This would include reasonable accommodations that would allow the resident to meet dwelling lease requirements or the other requirements of occupancy.

If you are a resident with a disability or if there is a member of your household with a disability that has a need for these features, please contact your development's property manager or the 504 Reasonable Accommodation Policy Administrator at the Montgomery Housing Authority Central Office, 1020 Bell Street, Montgomery, Alabama 36104; telephone number (334) 206-7192 (office), or for **Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance** call one of the following:

(800) 548-2547 (V) (888) 229-5746 (Speech to Speech-English)
(800) 548-2546 (TTY); 711 (TTY) (888) 260-9470 (Speech to Speech-Spanish)

An applicant for this unit may request that the adaptable features be installed prior to move-in. If you are an applicant that has a need for the adaptable features, or a member of your household has such a need, please contact Montgomery Housing Authority's 504 Reasonable Accommodation Policy Administrator at the address or telephone number listed above.

Appendix C # 1

NOTICE OF REASONABLE ACCOMMODATIONS FOR *Name of Development* - RESIDENTS WITH DISABILITIES

Upon request, this notice and the Reasonable Accommodation Policy & Procedure will be made available in an alternate format.

The Montgomery Housing Authority ("the Authority) provides reasonable accommodations to any public housing resident with a disability when reasonable accommodations are necessary for them to have the opportunity to enjoy offered programs, services and activities.

A reasonable accommodation is a change, modification, alteration or adaptation in policy, procedure, practice, program, or facility that gives a qualified individual with a disability the opportunity to participate in and benefit from, a program or activity. The Authority is committed to taking reasonable steps to ensure access to its programs and activities by Limited English Proficient persons. The accommodation will be made, provided it does not pose an undue financial and administrative burden to the Authority or require a fundamental change in its program. If you or a member of your household requires a reasonable accommodation, please contact your property manager at (334)_____. The Authority will work with each resident with a disability who requests a reasonable accommodation in order to identify a reasonable, effective, and appropriate accommodation.

If you need any other assistance with your reasonable accommodation request you may also contact the 504 Reasonable Accommodation Policy Administrator at the Montgomery Housing Authority Central Office, 1020 Bell Street, Montgomery, Alabama 36104; telephone number (334) 206-7192 (office), or for **Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance** call one of the following:

(800) 548-2547 (V) (888) 229-5746 (Speech to Speech-English)
(800) 548-2546 (TTY); 711 (TTY) (888) 260-9470 (Speech to Speech-Spanish)

Appendix C # 2

NOTICE OF REASONABLE ACCOMMODATIONS FOR *SECTION 8* - RESIDENTS WITH DISABILITIES

Upon request, this notice and the Reasonable Accommodation Policy & Procedure will be made available in an alternate format.

The Montgomery Housing Authority ("the Authority) provides reasonable accommodations to any public housing resident with a disability when reasonable accommodations are necessary for them to have the opportunity to enjoy offered programs, services and activities.

A reasonable accommodation is a change, modification, alteration or adaptation in policy, procedure, practice, program, or facility that gives a qualified individual with a disability the opportunity to participate in and benefit from, a program or activity. The Authority is committed to taking reasonable steps to ensure access to its programs and activities by Limited English Proficient persons. The accommodation will be made, provided it does not pose an undue financial and administrative burden to the Authority or require a fundamental change in its program. If you or a member of your household requires a reasonable accommodation, please contact your housing specialist at (334)_____. The Authority will work with each resident with a disability who requests a reasonable accommodation in order to identify a reasonable, effective, and appropriate accommodation.

If you need any other assistance with your reasonable accommodation request you may also contact the 504 Reasonable Accommodation Policy Administrator at, Section 8 Management Office, 1070 Bell Street, Montgomery, Alabama 36104; telephone number (334) 206-7170 (office), or for **Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance** call one of the following:

(800) 548-2547 (V) (888) 229-5746 (Speech to Speech-English)
(800) 548-2546 (TTY); 711 (TTY) (888) 260-9470 (Speech to Speech-Spanish)

Appendix C # 3

REQUEST FOR REASONABLE ACCOMMODATION

Upon request, this notice and the Reasonable Accommodation Policy & Procedures will be made available in an alternate format.

Please refer to the attached "504 Reasonable Accommodation Housing Policy and Procedures" to determine whether you or a household member is a qualified "individual with a disability." If you would like to request a reasonable accommodation on behalf of yourself or a member of your household, please complete this form. You must fill in the information requested, sign your name and the date, and return the completed form to the development's property management or the 504 Reasonable Accommodation Policy Administrator as listed below.

Montgomery Housing Authority
Public Housing –Central Office
1070 Bell Street
Montgomery, AL 36104

Montgomery Housing Authority
Section 8 – Management Office
1070 Bell Street
Montgomery, AL 36104

If you need assistance in understanding whether you or a member of your household is a qualified "individual with a disability" or if you would like assistance in completing this form, please contact the Policy Administrator at (334) 206-7192 (Public Housing), (334) 206-7170 (Section 8), or for **Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance** call one of the following:

(800) 548-2547 (V)
(800) 548-2546 (TTY); 711 (TTY)
(888) 229-5746 (Speech to Speech-English)
(888) 260-9470 (Speech to Speech-Spanish)

PLEASE FILL OUT EVERY BLANK. FORMS NOT COMPLETELY FILLED OUT WILL BE RETURNED

Head of Household Name: _____

Are you a resident of Public Housing ? ___yes ___no. Or on the PH waiting list? ___yes ___no

Are you a participant in Section 8?___yes___no. Or on the Section 8 waiting list?___yes___no

Head of Household Social Security Number: _____
Name of person requiring accommodation:
_____

Address: _____ _Apt.# _____

City: _____ State: _____ Zip: _____
Telephone number of applicant:
_____

Appendix C # 3

REQUEST FOR REASONABLE ACCOMMODATION – Continued

Please answer each of the following questions:

1. As the result of a disability, I am requesting the following reasonable accommodations:

(Please check one or more boxes, then explain on the blank lines)

___Change my apartment or other part of my housing development by:

_____

_____

___A change in or exception to a rule, policy, or procedure as described below:

(Note: a change in meeting the terms of the lease may be requested, but the terms of the lease must be met.):

_____

_____

___Other – What do you need in your housing unit?

_____

_____

2. These accommodations are necessary because:

_____

_____

3. What features or conditions must be present in the housing unit where the individual disability will live?

_____

_____

4. How will these features or conditions meet the needs of the individual with a disability?

_____

_____

5. Answer this question only if you are currently a Housing Authority Public Housing resident: You may request a physical modification to your current housing unit or a transfer to a housing unit in your development or another development that has been previously modified to be accessible. The Montgomery Housing Authority will work with you to determine how to best fulfill your reasonable accommodation request.

Please indicate which of the following options are your first choice, second choice, and third choice by ranking them as 1, 2, or 3:

_____ I prefer having modifications made to my current housing unit.
_____ I prefer moving to an accessible housing unit in my current development.
_____ I prefer moving to an accessible housing unit in another development

Appendix C # 3

REQUEST FOR REASONABLE ACCOMMODATION – Continued

If the reasonable accommodation request is for a Live-in Aide, the Live-in Aide Agreement must also be completed, signed by the Head of Household and the Live-in Aide, and submitted with a copy of the Live-in Aides driver's license and Social Security card to the Montgomery Housing Authority for verification and approval. Section 8 program participants shall also obtain their landlord's approval for a Live-in Aide prior to the Live-in aide occupying the premises.

Authorization for Release of Information

Montgomery Housing Authority may require documentation to support your reasonable accommodation request. An individual with a disability means an individual who has a physical and/or mental impairment that substantially limits one or more major life activities. A physician, psychiatrist, licensed psychologist, licensed nurse practitioner, licensed social worker, rehabilitation professional, a non-medical service agency whose function is to provide services to the disabled, or any appropriately qualified expert may provide verification of the disability-related need. The verification of the disability-related need must be sent directly to the Montgomery Housing Authority.

I, _____ (your name) hereby authorize

_____ (*name of physician, psychiatrist, licensed psychologist, licensed nurse practitioner, licensed social worker, rehabilitation professional, or non-medical service agency whose function is to provide services to the disabled*) to release disability-related need information for

_____ (name of household member with a disability) to the Montgomery Housing Authority.

This Authorization solely authorizes the release of information necessary to verify the following:

(1) Documentation necessary to verify that the above-named individual meets the definition of a "qualified individual with a disability", as defined above;
(2) A description of the needed reasonable accommodation(s); and
(3) A description of the identifiable relationship between the individual's disability and the requested reasonable accommodation(s).

This authorization is limited to providing only documentation that is necessary to verify that I meet the definition of a "Qualified Individual with a Disability", as defined above. This Authorization for Release of Information should only seek information that is necessary to determine if the requested reasonable accommodation is needed because of a disability. This Authorization does **not** authorize the Montgomery Housing Authority to examine my medical records; nor does it authorize the release of detailed information about the nature or severity of my disability to the extent such examination is unnecessary to verifying the above listed information.

Please fill in the licensed professional information below:

_____ _____

Name and title of person providing verification Name of the Agency, Facility or Institution

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ FAX Number: _____

Appendix C # 3

REQUEST FOR REASONABLE ACCOMMODATION – Continued

This verification information will be kept confidential and used only to evaluate this request for a disability-related reasonable accommodation. The parent or guardian must sign for an individual with a disability who is under 18 years of age.

Signature of individual with a disability or head of household	Print name	Date
Signature of Witness	Print name	Date

PENALTIES FOR MISUSING VERIFICATION FORMS

Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government, HUD, the Authority and any owner (or any employee of HUD, the Authority or the owner) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person, who knowingly or willfully requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than $5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD, the Authority or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security number are contained in the Social Security Act at 42 U>S>C> 208 (f) (g) and (h). Violations of these provisions are cited as violations of 42 U.S.C.408 f, g, and h.

Appendix C # 4

LIVE-IN AIDE AGREEMENT

Upon request, this agreement and the Reasonable Accommodation Policy & Procedures will be made available in an alternate format.

_____ _____

Head of Household Name Head of Household Social Security Number

A Live-in Aide is a person who lives in a housing unit with one or more individuals with disabilities, is necessary for the care of the individual with a disability, does not provide financial support for any of the household members, and lives in the housing unit only to provide the necessary supportive services.

I, _____ (*name of Head of Household*), request approval for live-in-aide services provided by _____ (N*ame of Live-in Aide*); Social Security number _____; and date of birth month_____, day_____, year_____.

The Head of Household and the Live-in Aide, as a condition of obtaining the Montgomery Housing Authority's approval, acknowledge and agree to the following:

1. The addition of a live-in aide to the household must not create overcrowding in the existing housing unit, although a reasonable accommodation for a public housing resident with a disability may be to move the family to a larger unit.
2. The Live-in Aide must meet the same Montgomery Housing Authority screening requirements as household members. The Live-in Aide agrees to provide all information the Authority requires to conduct a criminal background screening. The Live-in Aide may be denied permission to live in the housing unit based on the results of the background screening.
3. Third party verification of the disability-related need for a live-in aide must be provided to the Authority.
4. The Live-in Aide must be listed on the lease as a household member and shall not violate any provisions of the lease. If the individual with a disability is a Section 8 participant, the Authority shall list the Live-in Aide on the HAP Contract. Section 8 program participants shall also obtain their landlord's approval for a Live-in Aide prior to the Live-in Aide occupying the premises.
5. **The Live-in Aide must submit a copy of their driver's license and Social Security card with this agreement**. The verification of need for a Live-in Aide shall be annually re-verified during the re-certification process.
6. The Live-in Aide may remain in the housing unit only as long as the Live-in Aide is serving the household member requiring assistance. The Live-in Aide shall not have any rights to the voucher or to the housing unit. Upon the death of the household member requiring assistance, the Live-in Aide shall vacate the housing unit within 14 days.

Appendix C # 4

LIVE-IN AIDE AGREEMENT - Continued

7. Under unusual circumstances the Authority will approve a relative as a live-in aide. A relative that is a live-in aide must satisfy the definitions listed above.

By signing this agreement a relative that is a live-in aide acknowledges they do not have any rights to the voucher or the housing unit as a family member.

Acknowledged and agreed this _____day of _____ (*month*), 200___ by:

Head of Household _____

Live-in Aide_____

Company providing the live-in aide service:

Name: _____

Phone number: _____ Fax number: _____

Address/City/State/Zip: _____

Appendix C # 5

VERIFICATION OF NEED FOR A REASONABLE ACCOMMODATION

Upon request, this verification and the Reasonable Accommodation Policy & Procedures will be made available in an alternate format.

To: _____

Date: _____

Re: _____ (*name of individual with a disability*)

Enclosed is a signed Request for Reasonable Accommodation form explaining that the referenced individual with a disability may need the following accommodation in order to have the opportunity to participate in the assisted housing program and activities. An individual with a disability means an individual with a physical and or mental impairment that substantially limits one or more major life activities. "Major Life activities" means functions such as caring for one-self, performing manual tasks, walking, seeing, hearing, speaking, breathing and learning. It does not include any individual who is currently using alcohol or illegal drugs as described in Section 1(c) of the "Definitions" section of Montgomery Housing Authority's 504 Reasonable Accommodation Housing Policy & Procedures. The accommodation requested is:

_____.

The attached Request for Reasonable Accommodation form solely authorizes you to provide verification that is necessary to verify the following: (1) that the individual listed above meets the definition of a "Qualified Individual with a Disability", as defined above; (2) A description of the needed reasonable accommodation(s); and (3) A description of the identifiable relationship between the individual's disability(ies) and the requested reasonable accommodation(s). The Authorization does not permit you to disclose the individual's medical records; nor does this authorize the release of detailed information about the nature or severity of the individual's disability to the extent such information is not necessary to verify the above listed information.

Please complete the requested information listed below and return this form to:

Montgomery Housing Authority
Public Housing –Central Office
1020 Bell Street
Montgomery, AL 36104

Montgomery Housing Authority
Section 8 – Management Office
1070 Bell Street
Montgomery, AL 36104

If you have any questions about this notification, please contact the Policy Administrator at (334) 206-7192 (Public Housing), (334) 206-7170 (Section 8), or for **Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance** call one of the following:

(800) 548-2547 (V)
(800) 548-2546 (TTY); 711 (TTY)
(888) 229-5746 (Speech to Speech-English)
(888) 260-9470 (Speech to Speech-Spanish)

Appendix C # 5

VERIFICATION OF NEED FOR A REASONABLE ACCOMMODATION – Continued

Please check the (one) appropriate verification listed below:

- ☐ I verify that the individual referenced above **does not have a qualifying disability**.
- ☐ I verify that the individual referenced above **has a qualifying disability and the accommodation listed above is necessary** for him/her to participate in the housing program.
- ☐ I verify that the individual referenced above **has a qualifying disability, but the accommodation listed above is not necessary** for him/her to participate in the assisted housing program. This individual needs the following accommodation in order to participate in the assisted housing program:

_____

_____

Signature:_____ Date: _____

Name:_____ Title: _____

_____
Address

_____
City/State/Zip
Phone Number: _____ Fax Number: _____

Appendix C # 6

LETTER ADVISING THAT INFORMATION RECEIVED BY THE MONTGOMERY HOUSING AUTHORITY DOES NOT SUPPORT NEED FOR REQUESTED ACCOMMODATION

Upon request, this letter and the Reasonable Accommodation Policy & Procedures will be made available in an alternate format.

Date

Name
Address
City, State Zip
Dear _____:

The Montgomery Housing Authority ("the Authority") is committed to ensuring that eligible individuals with disabilities receive the appropriate disability-related accommodation. In verifying your eligibility for accommodation, the Authority has received the following information:

_____. This information does not support the need for the requested reasonable accommodation.

The Authority is providing you with the opportunity to present any or all of the following information that you would like to have considered regarding your request for accommodation:

1. A written statement from you explaining your views with respect to the Authority's determination that the information it received does not support the need for the requested accommodation,
2. All supplementary information regarding your request for accommodation, and
3. All additional documentation about the need for accommodation.
4. The name, address, phone number and fax number of a different licensed professional that will verify your need for a reasonable accommodation.

You must submit this information to:

Montgomery Housing Authority	Montgomery Housing Authority
Public Housing –Central Office	Section 8 – Management Office
1020 Bell Street	1070 Bell Street
Montgomery, AL 36104	Montgomery, AL 36104

All newly submitted information must be received within 14 calendar days from the date of this letter. Both current and new information presented by that time will be considered when reviewing your Request for Reasonable Accommodation for a final determination.

If you have any questions about this notification, please contact the Policy Administrator at (334) 206-7192 (Public Housing), (334) 206-7170 (Section 8) or for **Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance** call one of the following:

(800) 548-2547 (V)	(888) 229-5746 (Speech to Speech-English)
(800) 548-2546 (TTY); 711 (TTY)	(888) 260-9470 (Speech to Speech-Spanish)

Sincerely,

Reasonable Accommodation Policy Administrator

Appendix C # 7

LETTER APPROVING PUBLIC HOUSING PARTICIPANT'S REQUEST FOR REASONABLE ACCOMMODATION

Upon request, this letter and the Reasonable Accommodation Policy & Procedures will be made available in an alternate format.

Date

To
Address
City/State/Zip

Dear _____:

The Montgomery Housing Authority ("the Authority") received and approved your request for (*describe specific accommodation requested*) _____

_____.

The 504 Reasonable Accommodation Policy Administrator will contact you when there is sufficient information available to provide you with an anticipated date on which this accommodation will be provided to you.

If you think this change or modification is not the accommodation you requested, if this accommodation is unacceptable, or if you object to the length of time it will take to provide your accommodation, you may contact the Policy Administrator at (334) 206-7192 (Public Housing) or for **Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance** call one of the following:

(800) 548-2547 (V) (888) 229-5746 (Speech to Speech-English)
(800) 548-2546 (TTY); 711 (TTY) (888) 260-9470 (Speech to Speech-Spanish)

Sincerely,

504 Reasonable Accommodation Policy Administrator

Appendix C # 8

LETTER APPROVING SECTION 8 PARTICIPANT'S REQUEST FOR REASONABLE ACCOMMODATION

Upon request, this letter and the Reasonable Accommodation Policy & Procedures will be made available in an alternate format.

Date

To
Address
City/State/Zip

Dear _____:

The Montgomery Housing Authority ("the Authority") received and approved your request for (*describe specific accommodation requested*) _____

_____.

The 504 Reasonable Accommodation Policy Administrator will contact you when there is sufficient information available to provide you with an anticipated date on which this accommodation will be provided to you.

If you think this change or modification is not the accommodation you requested, if this accommodation is unacceptable, or if you object to the length of time it will take to provide your accommodation, you may contact the Policy Administrator at (334) 206-7170 (Section 8) or for **Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance** call one of the following:

(800) 548-2547 (V) (888) 229-5746 (Speech to Speech-English)
(800) 548-2546 (TTY); 711 (TTY) (888) 260-9470 (Speech to Speech-Spanish)

Sincerely,

504 Reasonable Accommodation Policy Administrator

Appendix C # 9

DENIAL OF PUBLIC HOUSING PARTICIPANT'S REQUEST FOR REASONABLE ACCOMMODATION

Upon request, this notice and the Reasonable Accommodation Policy & Procedures will be made available in an alternate format.

Date

To
Address
City/State/Zip

Dear _____:

The Montgomery Housing Authority ("the Authority) received and reviewed your request for (*describe specific accommodation requested*): _____

_____.

After a careful review of the documentation presented with your Request for Reasonable Accommodation, the Authority has determined that the request is denied because:

- ☐ You do not meet the definition of a qualified "individual with a disability" as defined in the Montgomery Housing Authority 504 Reasonable Accommodation Housing Policy and Procedures (see attached Policy), the accommodation you requested is not necessary for you to participate in a program or activity offered by the Authority, or your request does not involve a program or activity offered by the Authority and therefore you are not entitled to a disability-related reasonable accommodation.
- ☐ The requested accommodation is not feasible for the following reason: _____
_____.
- ☐ The requested accommodation would result in a fundamental alteration in the nature of the Authority's program for the following reason: _____
_____.
- ☐ The requested accommodation would result in an undue financial and administrative burden for the Authority for the following reason: _____
_____
_____.

We were unable to approve the specific reasonable accommodation you requested, The Authority:

- ☐ cannot provide alternative accommodation because you are not entitled to a disability-related reasonable accommodation.
- ☐ will provide the following alternative accommodation:
_____
_____.

The Authority anticipates the accommodation will be provided to you on or about: _____ (*date*).

Appendix C # 9

DENIAL OF REQUEST FOR REASONABLE ACCOMMODATION -Continued

If you would like to accept this alternative accommodation, please sign this letter on the line above your name at the bottom of the letter and within 7 days of the date of this letter, send a copy of this letter to:

Montgomery Housing Authority
Public Housing – Central Office
1020 Bell Street
Montgomery, AL 36104

If you have any questions about this notification, please contact the Policy Administrator at (334) 206-7192 (Public Housing) to schedule a mutually convenient date and time for a meeting or for **Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance** call one of the following:

(800) 548-2547 (V) (888) 229-5746 (Speech to Speech-English)
(800) 548-2546 (TTY); 711 (TTY) (888) 260-9470 (Speech to Speech-Spanish)

1. You may also file a complaint within five (5) business days of receipt of this letter in accordance with the Authority's Grievance Procedure.
2. If you are an applicant, you may request an informal hearing or meeting to request consideration.

I accept the alternative reasonable accommodation offered by the Montgomery Housing Authority.

_____

Name & Date

Sincerely,

504 Reasonable Accommodation Policy Administrator

Appendix C # 10

DENIAL OF SECTION 8 PARTICIPANT'S REQUEST FOR REASONABLE ACCOMMODATION

Upon request, this notice and the Reasonable Accommodation Policy & Procedures will be made available in an alternate format.

Date

To
Address
City/State/Zip

Dear _____:

The Montgomery Housing Authority ("the Authority) received and reviewed your request for (*describe specific accommodation requested*): _____

_____.

After a careful review of the documentation presented with your Request for Reasonable Accommodation, the Authority has determined that the request is denied because:

- ☐ You do not meet the definition of a qualified "individual with a disability" as defined in the Montgomery Housing Authority 504 Reasonable Accommodation Housing Policy and Procedures (see attached Policy), the accommodation you requested is not necessary for you to participate in a program or activity offered by the Authority, or your request does not involve a program or activity offered by the Authority and herefore you are not entitled to a disability-related reasonable accommodation.
- ☐ The requested accommodation is not feasible for the following reason: _____
  _____.
- ☐ The requested accommodation would result in a fundamental alteration in the nature of the Authority's program for the following reason: _____
  _____.
- ☐ The requested accommodation would result in an undue financial and administrative burden for the Authority for the following reason: _____
  _____
  _____
  _____.

We were unable to approve the specific reasonable accommodation you requested, The Authority:

- ☐ cannot provide alternative accommodation because you are not entitled to a disability-related reasonable accommodation.
- ☐ will provide the following alternative accommodation:
  _____
  _____.

The Authority anticipates the accommodation will be provided to you on or about: _____ (*date*).

Appendix C # 10

DENIAL OF REQUEST FOR REASONABLE ACCOMMODATION -Continued

If you would like to accept this alternative accommodation, please sign this letter on the line above your name at the bottom of the letter and within 7 days of the date of this letter, send a copy of this letter to:

Montgomery Housing Authority
Section 8 Management Office
1070 Bell Street
Montgomery, AL 36104

If you have any questions about this notification, please contact the Policy Administrator at (334) 206-7170 (Section 8) to schedule a mutually convenient date and time for a meeting or for **Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance** call one of the following:

(800) 548-2547 (V) (888) 229-5746 (Speech to Speech-English)
(800) 548-2546 (TTY); 711 (TTY) (888) 260-9470 (Speech to Speech-Spanish)

1. You may also file a complaint within five (5) business days of receipt of this letter in accordance with the Authority's Grievance Procedure. If you are an applicant, you may request an informal hearing or meeting to request consideration.

I accept the alternative reasonable accommodation offered by the Montgomery Housing Authority.

_____

Name & Date

Sincerely,

504 Reasonable Accommodation Policy Administrator

Appendix D

EXAMPLES OF REASONABLE ACCOMMODATIONS for Public Housing Applicants and Residents with Disabilities

Examples of reasonable accommodations may include, but are not limited to:

1. Making an offer to transfer/relocate a resident with a disability to a comparably, appropriately sized housing unit with the required accessibility features using the transfer procedures found in the ACOP (Admissions and Continued Occupancy Policy) and in the Housing Choice Voucher Administrative Plan;
2. Making a housing unit, part of a housing unit, or public and common use areas accessible for an individual with a disability to the extent that the Authority offers such facilities, if none is already accessible, some will be made unless the accommodation would result in an undue financial and administrative burden on the Authority;
3. Permitting a family to have a service or assistance animal necessary to assist a household member with a disability;
4. Allowing a live-in aide for a resident or program participant with a disability to reside in an appropriately sized housing unit;
5. Transferring a family that is participating in the public housing program to a larger size housing unit in order to provide a separate bedroom for the resident with a disability using the transfer procedures found in the ACOP;
6. Transferring a resident with a disability that is participating in the public housing program to a street level unit or a housing unit that is completely on one level using the procedures found in the ACOP;
7. Translating documents into languages other than English, unless prohibited by local law and generally when there are sufficient numbers of applicants/residents speaking a language to warrant the expense;
8. Making documents available in larger type;
9. Providing qualified sign language interpreters for applicant, resident or program participant;
10. Installing strobe type flashing lights and other such emergency equipment for a household member with a hearing impairment;
11. Permitting an outside agency or family member to assist an applicant, resident or program participant with a disability in meeting screening criteria or meeting essential lease obligations; and
12. Permitting requests for extensions of Housing Choice Vouchers if there is a difficulty in locating a housing unit with suitable accessible features or that is otherwise appropriate for the family that has a family member with a disability.

APPENDIX E

REQUEST FOR AN ALTERNATIVE FORM OF COMMUNICATION

The Housing Authority of the City of Montgomery Alabama ("MHA") shall, upon request, provide alternative forms of communication for individuals who are visually, hearing, mentally or manually impaired. Some examples of alternative forms of communication include, but are not limited to, translating, contracting a third party to translate, and/or use previously-translated vital documents, having material explained orally by staff, or having a third party representative (a friend, relative or advocate) receive, interpret and explain housing materials and be present at all meetings.

Name: _____

Address: _____
(Street Address, City, State & Zip Code)

Telephone: _____

Please explain what type of alternative communication you require:
(Example: large print documents, a third party representative be present at all meetings)

_____

_____

_____

If you are requesting a third-party representative, please provide the following information about the individual who will act as your third-party representative.

Name: _____

Address: _____
(Street Address, City, State & Zip Code)

Telephone: _____

How long will you require a third-party representative? _____

Please note that in certain circumstances the Authority, in its sole and absolute discretion, may require you to complete Request for Accommodation Forms, as outlined in the Montgomery Housing Authority 504 Reasonable Accommodation Housing Policy and Procedures and Limited English Proficient Plan, in order to determine if the requested alternative form of communication is reasonable.

_____ _____
Signature of Applicant/Participant Date

_____ _____
Signature of Authority Representative Date

Attachment: Al006q04

Strategies for Comprehensive Modernization utilizing Capital Funds

With the emergence of additional funding allocated the Montgomery Housing Authority (MHA) under the American Recovery and Reinvestment Act 2009 the MHA is able to change its plan for modernization of Public Housing units. This new approach will allow its Public Housing inventory to be updated to compete with other apartments in the broader market. These improvements are a part of a Comprehensive Needs Assessment performed by an outside engineer. Below is a comprehensive list of improvements designed to bring the MHA's inventory into a new standard ensuring that the residents of public housing are afforded a unit comparable with the standards found in other market based communities.

AMP 002 CLEVELAND COURT

The last modernization of Cleveland Court focused on lead based paint abatement. Under the CIAP program, funds were limited, and certain systems were not upgraded. The following is a list of planned activities that will improve the living conditions as well as completely change the image of public housing in this community.

HVAC – Install new tankless water heaters in combination with a hydro heating system. This system will include new central air conditioning.
BUILDING COMPONENTS - New energy efficient windows and doors will help supplement the new energy efficient heating and water heating installation. Currently units are heated with old vented space heaters. In addition, the exterior of the buildings will include new finishes, soffits and porch improvements. These finishes will improve curb appeal and provide a sense of community. New soffits are needed in addition to the improvements at the building exteriors.
BATHS – Some major plumbing is required to replace original tubs and tile work. This will include new lavatories and water closets. This will help prevent many of the work orders now required for plumbing issues.
LANDSCAPING – This item will address the parking issues and erosion control, as well as, curb appeal.
KITCHENS – The new tankless water heater will help alleviate the need for a free standing conventional water heater in the kitchen. This allows for a better arrangement of cabinets and utilizes the space in the kitchen area more efficiently. This also removes a potential hazard from an open space to a secured mechanical room.

AMP 003 TULANE COURT

The remaining units at Tulane are scheduled for demolition. Once demolition is complete, a new mixed-income community will be developed. The first two phases will include approximately 340 units each and contain 102 public housing units, 102 LITHC units and 136 market rate units. Plans and specifications are being prepared for demolition. Demolition costs will be funded from the FY 2006 Capital Funds budget.

AMP 004 PATERSON COURT

The completion of the re-paving of all parking areas has alleviated safety issues in the Paterson Court community (i.e. potholes, disintegrated curbs, etc.) While a physical needs assessment is currently underway, this community is in need of plumbing repairs. The plumbing repairs will also necessitate the installation of kitchen cabinets in 44 units. Specifications are also being prepared to address heating.

AMP 005 TRENHOLM COURT

An application being prepared to demolish and/or dispose of this property. A market analysis is currently being completed to determine its best use. The application is expected to be completed in June 2009. Demolition will be funded through future allocation of Capital Funds.

AMP 006 & 007 GIBBS VILLAGE

The central HVAC needs to be brought up to the new Federal standards of 410 A in all of the units. There is currently a contract underway to replace the soffits and siding on all units. The new HVAC will be performed under CFP 2007. Other improvements in the community include: the installation of energy efficient windows and doors; interior painting; interior and exterior lighting; security cameras; repaving/regrading parking areas; comprehensive landscaping; and upgraded kitchens and baths.

AMP 008 SMILEY COURT

293 rental units that remain at Smiley Court were scheduled for installation of central air conditioning for the summer of this year in CFP 2007. This activity is currently being delayed while an engineering report is prepared to determine if any structural deficiencies exist in the remaining units. The future CFP outlay for this development will be reevaluated after the engineering report is received by the MHA. All of the 1, 2, and 3 bedroom units currently have new central heating.

AMP 009 RICHARDSON TERRACE

Richardson Terrace is an elderly facility and has not had significant improvements in many years. The ARRA funds will allow the Authority to provide the needed changes through a comprehensive modernization. This will include the upgrading of each unit along with the development of some fully accessible handicapped units. This will require a reduction in total units by combining two efficiency units into one fully accessible unit. New package units have been installed in the individual units and this renovation will allow for central HVAC in all common areas. This will allow for the removal of the antiquated boiler systems except for domestic water. This will be more efficient and remove the costs associated with the old boiler system of heat. These improvements are listed in the FY2009 Stimulus budget and are in the physical needs assessment.

AMP 011 TULANE GARDENS

The remaining item at this development is the construction of a maintenance facility. Design work will begin to complete the maintenance facility in open areas on-site.

REPLACEMENT UNITS

The MHA has experienced a significant reduction in public housing dwelling units over the past few years. In an effort to meet the affordable housing needs of the City of Montgomery, the MHA is committed to developing and/or acquiring affordable housing units. To address this need, MHA will continue to modernize its existing public housing to ensure its long-term viability. MHA will also develop new affordable housing and acquire existing units available for sale in the open market in a deconcentrated manner. The MHA is researching these possibilities at present and has conducted some market research to support these activities.

The MHA proposes to provide a new elderly housing community and to purchase smaller existing apartments which would be used for conversion to pubic housing. While no firm number of replacement units has been determined at this time, the Authority will determine the number through market data. This will be accomplished through leveraging RHF funds, capital funds, Capital Fund Financing Program, with the possibility of utilizing LITHC tax credits and bond funds, if needed. The RHF funds will be bundled together to allow for proper obligation and expenditure in relation to the redevelopment at Tulane Court and other anticipated redevelopment.

CENTRAL OFFICE RELOCATION

MHA's main office was part of the sale of Riverside Heights, approved by SACS in 2005. This sale requires the MHA to relocate its Central Office and the Section 8 department. The MHA has found a suitable building for its office space and is in the process of purchasing the same. This building will require renovations. The estimated cost of purchase and renovation is approximately $1,500,000.00 which includes relocation, equipment, furnishings, etc. This relocation is anticipated within the next year and will be paid for from CFP funds as there are insufficient funds in the Operating budget. The relocation of Central Office and the Section 8 department will bring closure to the relocation of all MHA facilities from Riverside Heights. The MHA will serve as landlord to the Section 8 department and the cost for use of office space will be charged to the Section 8 program. The MHA is committed to remaining in the central business district in order to better serve its constituency.

Attachment: al006r04

Revised 3-31-08 Audit

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

REPORT ON EXAMINATION
OF
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA

YEAR ENDED MARCH 31, 2008

REVISED

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

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THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
MARCH 31, 2008

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Housing Authority of the City of Montgomery's (the "Authority") Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current years activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

The Authority's net assets at March 31, 2008 decreased to $42,605,018. Since the Authority engages only in business-type activities, the decrease is all in the category of business-type net assets. Net Assets were $50,005,320 for 2007.

The business-type activities revenues at March 31, 2008 decreased to $23,773,835. Total revenues were $25,172,476 for 2007.

The total expenses of all Authority programs for March 31, 2008 increased to $31,174,137 of which $12,013,154 was post employment benefits deducted with the implementation of GASB # 45. Total expenses were $19,981,453 for 2007.

USING THIS ANNUAL REPORT

The Report includes three major sections, the "Management's Discussion and Analysis (MD&A)", "Basic Financial Statements", and "Other Required Supplementary Information":

MD&A

~ Management's Discussion
and Analysis ~

Basic Financial Statements

~ Authority-wide Financial Statements ~
~ Notes to Financial Statements ~

Other Required Supplementary Information

~ Required Supplementary Information ~
(Other than the MD&A)

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to be corporate-like in that all business type activities are consolidated into columns which add to a total for the entire Authority.

Statement of Net Assets

These Statements include a Statement of Net Assets, which is similar to a Balance Sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equals "Net Assets", formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Assets (the "Unrestricted Net Assets") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Assets (formerly equity) are reported in three broad categories:

Net Assets Invested in Capital Assets, Net of Related Debt: This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Assets: This component of Net Assets consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Assets: Consists of Net Assets that do not meet the definition of "Net Assets Invested in Capital Assets, Net of Related Debt", or "Restricted Net Assets".

Statement of Revenues, Expenses and Changes in Net Assets

The Authority-wide financial statements also include a Statement of Revenues, Expenses and Changes in Net Assets (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, maintenance, and depreciation, and Non-Operating Revenues and Expenses, such as grant revenue, investment income and interest expense.

The focus of the Statement of Revenues Expenses and Changes in Fund Net Assets is the "Change in Net Assets", which is similar to Net Income or Loss.

Statement of Cash Flows

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, from capital and related financing activities and from investing activities.

The Authority's Main Programs

Significant Programs -The focus of the Authority's Financial Statements should be on the significant programs of the Authority. The following are considered significant programs of the Authority.

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the Authority to provide the housing at a rent that is based upon 30% of household income capped at the ceiling rent, minimum rent of $25, or flat rent. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Vouchers Program – Under the Housing Choice Vouchers Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Other Federal Programs – This year the Authority participated in the Disaster Housing Assistance Program (DHAP). This program was created to provide housing assistance to those who lost their homes in disaster areas.

Other Programs – In addition to the significant programs above, the Authority also maintains the following programs:

Resident Oportunity and Supportive Services

Disaster Voucher Program

Substantial Rehabilitation Section 8 Program

State and Local Grant Program

FINANCIAL ANALYSIS OF THE AUTHORITY AS A WHOLE

Statement of Net Assets

The following table reflects the condensed Statement of Net Assets compared to prior year. The Authority is engaged only in Business-Type Activities.

TABLE 1

STATEMENT OF NET ASSETS

	2008	2007	Variance
Assets:			
Current & Restricted Assets	$ 20,180,796	$ 13,408,681	$ 6,772,115
Non Current Assets	-	1,841,097	(1,841,097)
Capital Assets	35,914,820	36,080,844	(166,024)
Total Assets	**$ 56,095,616**	**$ 51,330,622**	**$ 4,764,994**
Liabilities:			
Current Liabilities	$ 1,083,847	$ 1,162,708	$ (78,861)
Non Current Liabilities	12,406,751	162,594	12,244,157
Total Liabilities	**$ 13,490,598**	**$ 1,325,302**	**$ 12,165,296**
Net Assets:			
Invested in Capital Assets	$ 35,914,820	$ 36,080,844	$ (166,024)
Restricted Net Assets	14,749,119	7,230,088	7,519,031
Unrestricted Net Assets	(8,058,921)	6,694,388	(14,753,309)
Total Net Assets	**$ 42,605,018**	**$ 50,005,320**	**$ (7,400,302)**

Major Factors Affecting the Statement of Net Assets

Current and restricted assets increased by $6.8 million primarily due to an increase in cash and investments. Noncurrent assets decreased due to the sale of sites 6-1 and 6-7 to the City of Montgomery. Capital assets decreased due to current year depreciation exceeding capital additions. Current liabilities decreased slightly primarily due to a decrease in accounts payable and accrued expenses. Noncurrent liabilities increased primarily due to the accrual of the unfunded actuarial liability for the Post Employment Benefit Plan as a result of the implementation of GASB #45.

Table 2 presents details on the change in Unrestricted Net Assets

TABLE 2

CHANGE OF UNRESTRICTED NET ASSETS

Unrestricted Net Assets, March 31, 2007	$ 6,694,388
Results of Operations	(12,586,815)
Capital Expenditures from Operations	(20,752)
Gain on Sale of Assets held for Resale	3,143,766
Net Disposition of Capital Assets	3,460
Investment Income	750,550
Depreciation Expense	1,475,513
Transfer to Restricted Net Assets	(7,519,031)
Unrestricted Net Assets, March 31, 2008	$ (8,058,921)

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Assets provides a clearer change in financial well-being.

TABLE 3

STATEMENT OF REVENUES AND EXPENSES

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only in Business-Type Activities.

	2008	2007	Variance
Revenues:			
Tenant Rental Revenue	$ 1,046,613	$ 780,334	$ 266,279
Operating Grants	17,265,033	17,120,877	144,156
Capital Grants	1,292,197	1,454,866	(162,669)
Investment Income	750,550	403,682	346,868
Gain (Loss) on Disposition of Assets	3,143,766	5,218,296	(2,074,530)
Other Revenue	275,676	194,421	81,255
Total Revenues	**$ 23,773,835**	**$ 25,172,476**	**$ (1,398,641)**
Expenses:			
Administrative Expenses	$ 4,400,184	$ 4,302,262	$ 97,922
Tenant Services	66,227	202,474	(136,247)
Utilities	1,221,025	1,521,033	(300,008)
Maintenance & Operations	2,499,572	2,711,784	(212,212)
Protective Services	13,712	14,952	(1,240)
General Expense	838,152	905,111	(66,959)
HAP Payments	8,646,598	8,116,810	529,788
Depreciation	1,475,513	2,207,027	(731,514)
Post Employment Benefits	12,013,154	-	12,013,154
Total Expenses	**$ 31,174,137**	**$ 19,981,453**	**$ 11,192,684**
Excess (Deficiency) Revenues Over Expenses	**$ (7,400,302)**	**$ 5,191,023**	**$ (12,591,325)**

FINANCIAL ANALYSIS OF THE STATEMENT OF REVENUE AND EXPENSES

Tenant revenue increased due to the Authority now being able to use the Enterprise Income Verification (EIV) System to verify tenant income. The decrease in Capital Grants was primarily due to completion of construction projects financed by Capital Fund Program grants in the prior year and new projects started late in the current year. Investment income increased due to the funds received from the sale of project sites being invested until they can be used. The gain on disposal of property comes from the sale price of project sites 6-1 and 6-7 being greater than the book value of the projects. This year's gain was less than the gain in the previous year from the sale of project site 6-4.

FINANCIAL ANALYSIS - CONTINUED

Most of the Authority's expenses decreased due to the sale of project sites 6-1 and 6-7 which reduced the number of units requiring maintenance and the number of tenants requiring services. Administrative costs increased due to an increase in salaries and benefits. Housing Assistance Payments (HAP) increased due to vouchers being awarded to the residents from Riverside Heights (the public housing property disposed of by sale). Depreciation decreased because of the disposal of the project sites.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of year-end, the Authority had 35.9 million invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (additions, deductions and depreciation) of $166,024.

TABLE 4

CAPITAL ASSETS AT YEAR-END
(NET OF DEPRECIATION)

	2008	2007	Variance	% Change
Land	$ 4,921,811	$ 4,921,811	$ -	0%
Buildings	62,298,708	54,901,261	7,397,447	13%
Furniture & Equipment	821,355	903,025	(81,670)	-9%
Construction in Process	5,760,170	11,865,420	(6,105,250)	-51%
Accumulated Depreciation	(37,887,224)	(36,510,673)	(1,376,551)	4%
Net Capital Assets	$35,914,820	$36,080,844	$ (166,024)	0%

The following reconciliation summarizes the change in Capital Assets, which is presented in detail in the notes of the financial statements.

TABLE 5

CHANGE IN CAPITAL ASSETS

	Business Type Activities
Beginning Balance, March 31, 2007	$ 36,080,844
Additions	
Capital Fund Improvements	1,292,197
Equipment & Buildings	20,752
Retirements-Net of Depreciation	(3,460)
Depreciation Expense	(1,475,513)
Ending Balance, March 31, 2008	$ 35,914,820

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- The Department of Housing and Urban Development has historically underestimated the subsidy needs of public housing authorities. We do not expect this trend to change.
- Local labor supply and demand, which can affect salary and wage rates.
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income.
- A significant change in the funding system for low rent public housing is in process as required by the 1998 Housing Act. A congressionally mandated study of the costs necessary to operate a well-run public housing authority was conducted by Harvard University. The Harvard Cost Study predicts these costs through a statistical model based upon the costs of administering similarly situated Federal Housing Administration properties. The new funding system will be in place in the next fiscal year.
- Inflationary pressure on utility rates, supplies and other costs including health care and other insurance cost are expected to increase dramatically over the next several years.

FINANCIAL CONTACT

The individual to be contacted regarding this report is Barry Bagby, Assistant Executive Director/Comptroller of The Housing Authority of the City of Montgomery, AL, at (334) 206-7227. Specific requests may also be submitted to Barry Bagby, Assistant Executive Director/Comptroller, The Housing Authority of the City of Montgomery, AL, 1020 Bell Street, Montgomery, Alabama 36104.

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Board of Commissioners
The Housing Authority of the City of Montgomery
Montgomery, Alabama

INDEPENDENT AUDITORS' REPORT

We have audited the accompanying financial statements of the business-type activities which comprise the major fund of the Housing Authority of the City of Montgomery, Alabama, as of and for the year ended March 31, 2008, which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Authority as of March 31, 2008, and the results of its operations and cash flows, for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued our report dated December 15, 2008 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

The accompanying Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was performed for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Financial Data Schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. Further, other supplementary data as listed in the table of contents is presented for Department of Housing and Urban Development information and is not a required part of the financial statements. The accompanying schedule of expenditures of Federal Awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, "Audits of States, Local Governments and Non-Profit Organizations", and is not a required part of the basic financial statements. Such supplementary data, including the schedule of expenditures of federal awards, has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects, in relation to the basic financial statements taken as a whole.

Yeager & Boyd

Birmingham, Alabama
December 15, 2008

Yeager & Boyd

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY
MONTGOMERY, ALABAMA

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Commissioners
The Housing Authority of the City of Montgomery
Montgomery, Alabama

We have audited the financial statements of the business-type activities of the Authority as of and for the year ended March 31, 2008, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated December 15, 2008. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over financial reporting to be significant deficiencies.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control. We consider the deficiencies described in the accompanying schedule of findings and questioned costs as finding 08-01 to be significant deficiencies in internal control over financial reporting.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and accordingly, would not necessarily disclose all significant deficiencies that are considered to be material weaknesses. However, we consider the significant deficiencies described above to be a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

The Authority's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. We did not audit the Authority's response and, accordingly, we express no opinion on it.

This report is intended solely for the information of the Board of Commissioners, management and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Birmingham, Alabama
December 15, 2008

Yeager & Byrd

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners
The Housing Authority of the City of Montgomery
Montgomery, Alabama

Compliance

We have audited the compliance of the Authority with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended March 31, 2008. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended March 31, 2008. The results of our auditing procedures disclosed no instance of noncompliance with those requirements required to be reported in accordance with OMB Circular A-133.

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A Control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control over compliance.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as described above.

This report is intended solely for the information and use of management, the Board of Commissioners, and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Yeager & Bond

Birmingham, Alabama
December 15, 2008

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
STATEMENT OF NET ASSETS
MARCH 31, 2008

ASSETS

	Enterprise Fund
Current Assets	
Cash and Cash Equivalents	$ 2,744,400
Accounts Receivable - Other	735,713
Tenants Accounts Receivable	167,207
Allowance for Doubtful Accounts	(70,614)
Investments	1,446,661
Prepaid Costs	151,802
Inventory net of Allowances	136,164
Total Current Assets	5,311,333
Restricted Assets	
Cash - Restricted	14,869,463
Total Restricted Assets	14,869,463
Capital Assets	
Land	4,921,811
Buildings and Improvements	62,298,708
Furniture & Equipment	821,355
Construction in Progress	5,760,170
	73,802,044
(Less): Accumulated Depreciation	(37,887,224)
Net Capital Assets	35,914,820
Total Assets	$ 56,095,616

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
STATEMENT OF NET ASSETS
MARCH 31, 2008

LIABILITIES AND NET ASSETS

	Enterprise Fund
Liabilities	
Current Liabilities	
Accounts Payable	$ 200,396
Accrued Wages and Payroll Taxes	122,407
Accrued Compensated Absences	217,941
Tenant Security Deposits	156,883
Deferred Revenues	245,898
Other Current Liabilities	140,322
Total Current Liabilities	1,083,847
Long Term Liabilities	
Accrued Compensated Absences	413,575
Noncurrent Liabilities - Other	11,993,176
Total Long Term Liabilities	12,406,751
Total Liabilities	13,490,598
Net Assets	
Investment in Capital Assets net of Related Debt	35,914,820
Restricted Net Assets	14,749,119
Unrestricted Net Assets	(8,058,921)
Total Net Assets	42,605,018
Total Liabilities and Net Assets	$ 56,095,616

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED MARCH 31, 2008

	Enterprise Fund
Operating Revenues	
Dwelling Rent	$ 1,046,613
Operating Grants	17,265,033
Other Revenue	275,676
Total Operating Revenues	18,587,322
Operating Expenses	
Administrative	4,400,184
Tenant Services	66,227
Utilities	1,221,025
Maintenance and Operations	2,499,572
Protective Services	13,712
General Expense	12,851,306
Housing Assistance Payments	8,646,598
Depreciation	1,475,513
Total Operating Expenses	31,174,137
Operating Income (Loss)	(12,586,815)
Non-Operating Revenues (Expenses)	
Investment Income	750,550
Gain on Fixed Assets Held for Sale	3,143,766
Total Non-Operating Rev/(Exp)	3,894,316
Increase (Decrease) before Capital Contributions	(8,692,499)
Capital Contributions	1,292,197
Increase (Decrease) in Net Assets	(7,400,302)
Net Assets, Beginning	50,005,320
Net Assets, Ending	$ 42,605,018

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2008

	Enterprise Fund
Cash flows from operating activities:	
Cash Received from Dwelling Rent	$ 861,332
Cash Received from Grants	17,073,726
Cash Received from Other Sources	250,913
Cash Payments for Salaries AND Benefits	(4,896,595)
Cash Payments to Vendors and Landlords	(12,456,867)
Net Cash flows provided (used) by Operating activities	832,509
Cash flows from non-capital financing activities:	
Net cash flows provided (used) by non-capital financing activities	-
Cash flows from capital and related financing activities:	
Capital Grants Received	1,292,197
Capital Outlay	(1,312,949)
Proceeds from sale of assets held for resale	4,988,323
Net cash flows provided (used) by capital and related financing activities	4,967,571
Cash flows from investing activities:	
Cash transferred from (to) investments	(49,796)
Interest earned from cash and cash equivalents	750,550
Net cash flows provided (used) by investing activities	700,754
Net Increase (decrease) in cash and cash equivalents	6,500,834
Total cash and cash equivalents, beginning of year	11,113,029
Total cash and cash equivalents, end of year	$ 17,613,863
Reconciliation of operating income to net cash provided by (used in) operating activities:	
Operating Income (Loss)	$ (12,586,815)
Adjustment to reconcile operating income (loss) to net cash provided by (used in) operating activities:	
Depreciation Expense	1,475,513
Bad Debt Expense	247,400
Change in Tenants Accounts Receivable	(185,281)
Change in Accounts Receivable - Other	(308,771)
Change in Deferred Revenue	25,311
Change in Prepaid Costs	(5,531)
Change in Inventory	30,698
Change in Accounts Payable	(19,215)
Change in Accrued Expenses and Other Current Liabilities	12,104,066
Change in Other Current Liabilities	47,897
Change in Tenant Security Deposits	7,237
Net cash provided by (used in) operating activities	$ 832,509

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY
MONTGOMERY, ALABAMA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2008

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund, in accordance with GASB Statement 34 paragraph 138.

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented as the "enterprise fund" in the basic financial statements as follows:

Enterprise Fund – In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. This required the Housing Authority to account for operations in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

Governmental Accounting Standards – The Housing Authority has applied all applicable Governmental Accounting Standards Board pronouncements as well as pronouncements issued by the Financial Accounting Standards Board on or before November 30, 1989, and those issued after November 30, 1989 except for those that conflict with or contradict Governmental Accounting Standards Board pronouncements.

Cash

The Housing Authority considers cash on hand and cash in checking to be cash equivalents.

Accounts Receivable

Tenant accounts receivables are carried at the amount considered by management to be collectible. Other accounts receivable consists of amounts due from HUD and State and Local governments for grant income.

Inventories

Inventories consist of supplies that have not been used or consumed. Inventories are recorded at cost, cost being determined on the first-in first-out basis. The costs are recorded as expenditures at the time individual inventory items are consumed.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE A - SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Prepaid Items

Prepaid Items consists of payments made to vendors for services that will benefit future periods. Prepaid items include air conditioners purchased, but not yet received.

Deferred Revenue

The Authority recognizes revenues as earned. Amounts received in advance of the period in which it is earned is recorded as a liability under Deferred Revenue.

Property and Equipment

Property and equipment are recorded at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the statement of income. Estimated useful lives are as follows:

Buildings & Improvements	15 - 40 years
Furniture fixtures and equipment	3 - 7 years

Revenue Accounting Policies

Dwelling rent income, HUD grants received for operations, other operating fund grants and operating miscellaneous income are shown as operating income. HUD grants received for capital assets and all other revenue is shown as non-operating revenue.

These financial statements do not contain material inter-fund revenues and expenses for internal activity. The policy is to eliminate any material inter-fund revenues and expenses for these financial statements.

Cost Allocation Plan

In accordance with OMB Circular A-87, the Authority utilizes a Cost Allocation Plan. The Authority allocates indirect costs to programs on the basis of one of the following methods: direct salaries and wages, percentage of office square footage, number of vouchers and/or units, estimated/actual time spent, number of checks processed or the allotment stipulated in contractual agreements.

NOTE B - REPORTING ENTITY DEFINITION

The Housing Authority is a separate non-profit corporation with a Board of Commissioners. The applicable jurisdictions appoint the Board of Commissioners. However, the Housing Authority has complete legislative and administrative authority and it recruits and employs personnel. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority has no other component units. The Authority is responsible for its debts and is entitled to surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

NOTE C - CASH AND INVESTMENT DEPOSITS

Custodial Credit Risk – The Housing Authority policy is to limit credit risk by adherence to the list of HUD permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

Interest Rate Risk – The Housing Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from interest rate volatility.

The Housing Authority's cash and cash equivalents consist of cash held in interest bearing checking and money market accounts totaling $2,744,016 which includes $1,885,151 invested in short term U.S. Treasury Money Market Funds. The restricted cash consists of $14,570,940 held in U.S. Treasury Money Market Funds and $298,523 held in an interest bearing checking account. Investments consist of five certificates of deposit totaling $1,446,661. The certificates of deposit bear interest at rates ranging from 2.25% to 5.00% with various maturity periods, and penalties for early withdrawal. Any penalties for early withdrawal would not have a material effect on the financial statements. The remaining $384 is held in the form of petty cash or change fund. Deposits with financial institutions are secured as follows:

Insured by FDIC	$ 619,810
Investments held in U.S. Treasury Obligations	16,456,091
Collateralized with specific securities in the Authority name which are held by the financial institution	1,984,239
Uncollateralized	-
	$ 19,060,140

All investments are carried at cost plus accrued interest, which approximates market. The Authority had no realized gains or losses on the sale of investments. The calculation of realized gains or losses is independent of a calculation of the net change in the fair value of investments.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE D - CONTRACTUAL COMMITMENTS

The significant Outstanding Contractual Commitments as of the Balance Sheet Date are as follows:

Type Commitment	
Improvements	$400,000

NOTE E – RISK MANAGEMENT

The Housing Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Housing Authority carries commercial insurance for all risks of loss, including workman's compensation and employee health and accident insurance. The Housing Authority has not had any significant reductions in insurance coverage or any claims not reimbursed.

NOTE F – CONCENTRATION OF RISK

The Housing Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

NOTE G – SIGNIFICANT ESTIMATES

The financial statements include some amounts that are based on management's best estimates and judgments. The most significant estimates relate to depreciation and useful lives. These estimates may be adjusted as more current information becomes available, and any adjustment could be significant.

NOTE H – COMPENSATED ABSENCES

Compensated absences are absences for which employees will be paid. The Authority accrues the liability for those absences that the employee has earned the rights to the benefits. Accrued amounts are based on a prescribed formula based on length of service. Full-time, permanent employees are granted vacation and sick leave benefits in varying amounts to specified maximums depending on tenure with the Authority. Vacation pay is recorded as an expense and related liability in the period earned by employees. Leave accrued but not yet paid as of the fiscal year end, is shown as a liability on the balance sheet. The amount estimated to be paid out in the next year is shown as a current liability; the balance is shown as a long-term liability.

NOTE I – NEW PRONOUNCEMENTS

In June 2004, the GASB issued Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions.* The basic premise of the statement is that Other Postemployment Benefits (OPEB) are earned by employees and should be recognized by the employer as the employee provides services. GASB 45 requires employers to account for and report the annual cost of OPEB and the outstanding obligations and commitments related to them in the same manner as they currently do for pensions. All of the Authority's eligible retirees continue to receive health insurance benefits. Accounting for OPEB under GASB No. 45 will result in the Authority reporting a significant actuarially-based liability for benefits. The Authority implemented GASB No. 45 in the fiscal year beginning April 1, 2007.

NOTE J – EMPLOYEE BENEFIT PLANS

The Housing Authority has a defined contribution retirement plan for all full time and regular employees. Eligible employees are required to contribute 5.5% of basic compensation, while the employer's required contribution rate is 7.5% of basic compensation. Participants may make voluntary contributions to the plan up to 10% of basic employee compensation. Participants become fully vested in employer contributions and investments earnings after seven years of participation in the plan. Employer contributions to the plan for the year ended March 31, 2008 were $265,602, while employee contributions totaled $194,784.

The Housing Authority sponsors a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan permits all employees to defer a portion of their salary until future years. Such amounts are not available to employees until termination, retirement, death, or unforeseeable emergency.

Assets in the plans are recorded at market value and are administered by a private corporation under contract with the Housing Authority. It is the opinion of the Authority's legal counsel that the Housing Authority has no liability for losses under the plans but does have the duty of due care that would be required of an ordinary prudent investor.

NOTE K – POST EMPLOYMENT BENEFITS

From an accrual accounting perspective, the cost of postemployment healthcare benefits, like the cost of pension benefits, should be associated with the periods in which the cost occurs, rather than in the future year when it will be paid. In adopting the requirements of GASB Statement No. 45 during the year ended March 31, 2008, the Authority recognizes the cost of postemployment healthcare in the year when employee services are received, reports the accumulated liability from prior years, and provides information useful in assessing potential demands on the Authority's future cash flows. The Authority is currently not making the required annual contributions to fund the accumulated liability in future years. Therefore, the entire liability has been accrued on the Statement of Net Assets.

Plan Descriptions. The Authority provides continuation of medical insurance coverage to eligible employees at retirement.

Healthcare benefits are provided for the Authority's employees under the Health Care Plan of the Montgomery Housing Authority, a single-employer defined benefit OPEB plan.

The Authority's OPEB benefits are administered by Authority personnel. No separate financial statements are issued.

The number of participants as of March 31, 2008 follows. There have been no significant changes in the number covered or the type of coverage since that date.

Active employees	75
Retired Employees	30

Funding Policy. The Authority currently pays for postemployment health care benefits on a pay-as-you-go basis. The Authority is studying the establishment of trusts to accumulate and invest assets necessary to pay for the accumulated liability. These financial statements assume that pay-as-you-go funding will continue.

NOTE K – POST EMPLOYMENT BENEFITS - CONTINUED

Annual Other Postemployment Benefit Cost. For the fiscal year ended March 31, 2008, the Authority's annual OPEB cost (i.e., expense) did not equal the Annual Required Contribution, which is $777,337. Considering the Authority's annual OPEB cost as well the payment of current health insurance premiums, the result was an increase in the Net OPEB Obligation for the year ended March 31, 2008. The recent actuarial study estimates that an annual normal contribution of $404,122 is necessary to fund the on-going benefit cost; and that an additional annual contribution of $373,215 is necessary to catch up and fund the unfunded actuarial accrued liability over thirty years. If this full annual contribution of $777,337 were being currently made, the accrual of the unfunded liability of $12,013,154 would not be necessary. However, since this funding is not currently being made, the $12,013,154 accrued actuarial liability has been recorded as a liability in these financial statements.

The schedule of funding progress is shown below.

Date	Actuarial Value of Assets	Actuarial Accrued Liability	Unfunded AAL	Funded Ratio	Covered Payroll	UAAL as a % of Covered Payroll
9/30/2008	$0	$12,013,154	$12,013,154	0.0%	$3,263,603	368.1%

In future years, three-year trend information will be presented. Fiscal year 2008 was the year of implementation of GASB Statement No. 45 and the Authority elected to implement prospectively, therefore, prior year comparative data is not available.

Actuarial Methods and Assumptions. Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between the employer and plan members to that point. The unfunded actuarial accrued liability has been accrued on the Statement of Net Assets.

The projection of future benefits for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrence of future events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the September 30, 2008, actuarial valuation, the liabilities were computed using the projected unit credit method and level percentage of pay amortization. The actuarial assumptions utilized a 4% discount rate. Because the plan is unfunded, reference to the general assets, which are short-term in nature (such as money market funds), was considered in the selection of the 4% rate. The valuation assumes an 11% - 5% healthcare cost trend increase through 2015.

NOTE L – PROPERTY AND EQUIPMENT

A summary of property and equipment is as follows at March 31, 2008.

	LOW RENT	HOUSING CHOICE VOUCHERS	CAPITAL FUND	TOTAL
Land	$ 4,921,811	$ -	$ -	$ 4,921,811
Building and Improvememts	61,870,399	-	428,309	62,298,708
Furniture, Fixtures and Equipment	794,299	27,056	-	821,355
Construction in Process	-	-	5,760,170	5,760,170
Less Accumulated Depreciation	(37,866,381)	(20,843)	-	(37,887,224)
Total Property and Equipment	$ 29,720,128	$ 6,213	$ 6,188,479	$ 35,914,820

	April 1, 2007 Balance	Additions	Transfers & Deletions	March 31, 2008 Balance
Land	$ 4,921,811	$ -	$ -	$ 4,921,811
Construction in Process	11,865,420	1,292,197	(7,397,447)	5,760,170
Total Assets not being Depreciated	16,787,231	1,292,197	(7,397,447)	10,681,981
Buildings and Improvements	54,901,261		7,397,447	62,298,708
Furniture and Equipment	903,025	20,752	(102,422)	821,355
Total Property and Equipment	72,591,517	1,312,949	(102,422)	73,802,044
Less Accumulated Depreciation	(36,510,673)	(1,475,513)	98,962	(37,887,224)
Net Book Value	$ 36,080,844	$ (162,564)	$ (3,460)	$ 35,914,820

NOTE M – COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

NOTE N – RESTRICTED CASH

Restricted investments are as follows:

HUD Escrow funds from sale of projects	$ 12,530,555
Excess HAP Payments	2,218,564
FSS Escrows	120,344
Total Restricted Assets	$ 14,869,463

The funds in the Montgomery HUD Escrow Account are monies received from the City of Montgomery from the sale of Authority properties (see NOTE Q). The money is restricted by HUD for the use of developing new low cost housing in the Montgomery, Alabama area. The Excess HAP payments are restricted by HUD for Housing Assistance Payments. There is no offsetting liability for the restricted sale proceeds or excess HAP payments. Therefore the $14,749,119 is shown as Restricted Net Assets in the equity section of the Statement of Net Assets.

NOTE O - ACCOUNTS RECEIVABLE – OTHER

Other Accounts Receivable at March 31, 2008 consisted of the following:

Accounts Receivable - Reimbursable Costs	$ 236,467
Accounts Receivable - HUD	419,424
Accounts Receivable - Fraud Recovery	27,801
Accounts Receivable - State Grants	842
Accounts Receivable - Miscellaneous	51,179
	$ 735,713

NOTE P – INTERPROGRAM ACTIVITY

The Housing Authority manages several programs. Many charges, i.e., payroll, benefits, insurance, etc. are paid by the Housing Authority's various funds and subsequently reimbursed by the Public Housing Program. Balances due for such charges are reflected in the Interprogram Due to/Due from account balances. Interprograms at March 31, 2008 consisted of the following:

Low Rent	$ 785,672
Section 8 - Sub Rehab	218,576
Disaster Voucher Program	373,046
Disaster Housing Assistance	14,132
Housing Choice Vouchers	(1,109,465)
Capital Fund Program	(273,615)
ROSS	(8,346)
	$ -

NOTE Q – GAIN ON SALE OF ASSETS HELD FOR SALE

On March 15, 2005, the Board of Commissioners of the Montgomery Housing Authority passed a resolution to sell Riverside Heights (site 6-4) to the City of Montgomery. The sale was approved by HUD and was completed in June of 2006. The remaining sites 6-1 and 6-7, also part of Riverside Heights, were also sold to the City of Montgomery (HUD approval was received March 2007) in December of 2007. The Housing Authority received net proceeds of $4,975,975 from the sale of the units. The proceeds are held in a restricted escrow account and are only to be used for the development of units in areas of non-poverty concentration. The proceeds from the sale of the project sites exceeded their book value by $3,143,766. The gain is shown as other non-operating income on the Statement of Revenues, Expenses and Changes in Net Assets.

NOTE R – LONG TERM LIABILITIES

A summary of long term liabilities is as follows at March 31, 2008:

	Balance 03/31/07	Increases	Decreases	Balance 03/31/08
Accrued Post Employment Benefits	$ -	$ 12,013,154	$ -	$ 12,013,154
Accrued Compensated Absences	544,728	86,788.00		631,516
FSS Escrows	60,191	60,153	-	120,344
Total Debt	604,919	-	-	12,765,014
Less: Current Portion	(442,325)			(358,263)
Long Term Liabilities	$ 162,594			$ 12,406,751

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
SCHEDULE OF ASSETS, LIABILITIES AND NET ASSETS BY PROGRAM
MARCH 31, 2008

ASSETS

	Public Housing Program	Section 8 Substantial Rehab	Housing Choice Vouchers Program	Capital Fund Program	ROSS	Disaster Voucher Program	Disaster Housing Assistance Program	State/Local	Total
Current Assets									
Cash and Cash Equivalents	$ 1,933,563	$ 146,452	$ 337,528	$ -	$ -	$ -	$ 326,857	$ -	$ 2,744,400
Accounts Receivable - Other	287,646	-	27,801	273,615	8,346	137,463	-	842	735,713
Tenants Accounts Receivable	167,207	-	-	-	-	-	-	-	167,207
Allowance for Doubtful Accounts	(70,614)	-	-	-	-	-	-	-	(70,614)
Investments	1,446,661	-	-	-	-	-	-	-	1,446,661
Prepaid Costs	42,747	477	108,578	-	-	-	-	-	151,802
Inventory net of Allowances	136,164	-	-	-	-	-	-	-	136,164
Interprogram	785,672	218,576	-	-	-	373,046	14,132	-	1,391,426
Total Current Assets	4,729,046	365,505	473,907	273,615	8,346	510,509	340,989	842	6,702,759
Restricted Assets									
Cash Restricted	12,530,555	-	2,338,908	-	-	-		-	14,869,463
Total Current Assets	12,530,555	-	2,338,908	-	-	-		-	14,869,463
Non-current Assets									
Capital Assets									
Land	4,921,811	-	-	-	-	-	-	-	4,921,811
Buildings and Improvements	61,870,399	-	-	428,309	-	-	-	-	62,298,708
Furniture & Equipment	794,299	-	27,056	-	-	-	-	-	821,355
Construction in Progress	-	-	-	5,760,170	-	-	-	-	5,760,170
	67,586,509	-	27,056	6,188,479	-	-	-	-	73,802,044
(Less): Accumulated Depreciation	(37,866,381)	-	(20,843)	-	-	-	-	-	(37,887,224)
Net Capital Assets	29,720,128	-	6,213	6,188,479	-	-	-	-	35,914,820
Total Assets	$46,979,729	$ 365,505	$ 2,819,028	$ 6,462,094	$ 8,346	$ 510,509	$ 340,989	$ 842	$ 57,487,042

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
SCHEDULE OF ASSETS, LIABILITIES AND NET ASSETS BY PROGRAM
MARCH 31, 2008

LIABILITIES AND NET ASSETS

	Public Housing Program	Section 8 Substantial Rehap	Housing Choice Vouchers Program	Capital Fund Program	ROSS	Disaster Voucher Program	Disaster Housing Assistance Program	State/Local	Total
Liabilities									
Current Liabilities									
Accounts Payable	$ 198,786	$ -	$ 768	$ -	$ -	$ -	$ -	$ 842	$ 200,396
Accrued Wages and Payroll Taxes	121,802	-	605	-	-	-	-	-	122,407
Accrued Compensated Absences	148,962	3,126	65,853	-	-	-	-	-	217,941
Accrued Contingent Liability	-	-	-	-	-	-	-	-	-
Tenant Security Deposits	156,883	-	-	-	-	-	-	-	156,883
Deferred Revenues	2,340	243,558	-	-	-	-	-	-	245,898
Other Current Liabilities	123,484	-	16,838	-	-	-	-	-	140,322
Interprogram Payable	-	-	1,109,465	273,615	8,346	-	-	-	1,391,426
Total Current Liabilities	752,257	246,684	1,193,529	273,615	8,346	-	-	842	2,475,273
Long Term Liabilities									
Accrued Compensated Absences	396,158	-	17,417	-	-	-	-	-	413,575
Noncurrent Liabilities - Other	10,448,092	-	1,545,084	-	-	-	-	-	11,993,176
Total Long Term Liabilities	10,844,250	-	1,562,501	-	-	-	-	-	12,406,751
Total Liabilities	11,596,507	246,684	2,756,030	273,615	8,346	-	-	842	14,882,024
Net Assets									
Investment in Capital Assets net of Related Debt	29,720,128	-	6,213	6,188,479	-	-	-	-	35,914,820
Restricted Net Assets	12,530,555	-	2,218,564	-	-	-	-	-	14,749,119
Unrestricted Net Assets	(6,867,461)	118,821	(2,161,779)	-	-	510,509	340,989	-	(8,058,921)
Total Net Assets	35,383,222	118,821	62,998	6,188,479	-	510,509	340,989	-	42,605,018
Total Liabilities and Net Assets	$ 46,979,729	$ 365,505	$ 2,819,028	$ 6,462,094	$ 8,346	$ 510,509	$ 340,989	$ 842	$ 57,487,042

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY, ALABAMA
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS BY PROGRAM
FOR THE YEAR ENDED MARCH 31, 2008

	Public Housing Program	Section 8 Substantial Rehab	Housing Choice Vouchers Program	Capital Fund Program	ROSS	Disaster Voucher Program	Disaster Housing Assistance Program	State/Local	Elimination	Total
Operating Revenues										
Dwelling Rent	$ 1,046,613	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,046,613
Operating Grants	7,020,973	126,508	8,756,548	710,135	39,830	189,290	409,934	11,815	-	17,265,033
Other Revenue	651,752	318	2,091	-	-	-	-	-	(378,485)	275,676
Total Operating Revenues	8,719,338	126,826	8,758,639	710,135	39,830	189,290	409,934	11,815	(378,485)	18,587,322
Operating Expenses										
Administrative	3,330,165	6,668	1,189,098	152,851	39,830	-	60,057	-	(378,485)	4,400,184
Tenant Services	54,412	-	-	-	-	-	-	11,815	-	66,227
Utilities	1,221,025	-	-	-	-	-	-	-	-	1,221,025
Maintenance and Operations	2,402,809	-	-	96,763	-	-	-	-	-	2,499,572
Protective Services	4,013	-	-	9,699	-	-	-	-	-	13,712
General Expense	11,214,771	84	1,592,191	44,260	-	-	-	-	-	12,851,306
Housing Assistance Payments	-	115,901	8,332,519	-	-	189,290	8,888	-	-	8,646,598
Depreciation	1,473,039	-	2,474	-	-	-	-	-	-	1,475,513
Total Operating Expenses	19,700,234	122,653	11,116,282	303,573	39,830	189,290	68,945	11,815	(378,485)	31,174,137
Operating Income (Loss)	(10,980,896)	4,173	(2,357,643)	406,562	-	-	340,989	-	-	(12,586,815)
Non-Operating Revenues (Expenses)										
Investment Income	634,015	1,206	115,329	-	-	-	-	-	-	750,550
Gain on Fixed Assets Held for Sale	3,143,766	-	-	-	-	-	-	-	-	3,143,766
Total Non-Operating Rev/(Exp)	3,777,781	1,206	115,329	-	-	-	-	-	-	3,894,316
Increase (Decrease) in Net Assets before Transfers and Capital Contributions	(7,203,115)	5,379	(2,242,314)	406,562	-	-	340,989	-	-	(8,692,499)
Transfers In (Out)	406,562	-	-	(406,562)	-	-	-	-	-	-
Capital Contributions	-	-	-	1,292,197	-	-	-	-	-	1,292,197
	406,562	-	-	885,635	-	-	-	-	-	1,292,197
Increase (Decrease) in Net Assets	(6,796,553)	5,379	(2,242,314)	1,292,197	-	-	340,989	-	-	(7,400,302)
Net Assets, Beginning	30,401,849	113,442	2,305,312	16,674,208	-	510,509	-	-	-	50,005,320
Equity Transfers	11,777,926	-	-	(11,777,926)	-	-	-	-	-	-
Net Assets, Ending	$35,383,222	$ 118,821	$ 62,998	$ 6,188,479	$ -	$ 510,509	$ 340,989	$ -	$ -	$42,605,018

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

SUMMARY SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED MARCH 31, 2008

EXPENDITURES

Low Rent Public Housing Expenditures Total CFDA Number 14.850a	$ 7,020,973
N/C S/R Section 8 Programs Total CFDA Number 14.182	126,508
Housing Choice Vouchers Total CFDA Number 14.871	8,756,548
Public Housing Capital Fund Program Total CFDA Number 14.872	2,002,332
Resident Opportunity and Supportive Services Total CFDA Number 14.870	39,830
Disaster Housing Voucher Program Total CFDA Number 14.DVP	189,290
TOTAL HUD EXPENDITURES	$ 18,135,481
Disaster Housing Assistance Program Total CFDA Number 97.109	$ 409,934
TOTAL FEMA EXPENDITURES	$ 409,934
TOTAL FEDERAL EXPENDITURES	$ 18,545,415

Accounting Policies:

The information on this schedule is prepared in accordance with accounting principles as described in the footnotes to this report.

THE HOUSING AUTHORITY OF THE CITY OF
MONTGOMERY, ALABAMA
FINANCIAL DATA SCHEDULE
MARCH 31, 2008

		LOW RENT 14.850a	Section 8 Sub Rehab 14.182	HOUSING CHOICE VOUCHER 14.871	CAPITAL FUND 14.872	HUBS 14.870	DISASTER VOUCHER 14.EVF	DISASTER HOUSING ASSISTANCE 97.109	STATE/LOCAL	TOTAL
	ASSETS									
	CURRENT ASSETS									
	CASH									
111	CASH UNRESTRICTED	1,774,680	146,452	337,528	-	-	-	326,857	-	2,587,517
115	CASH RESTRICTED FOR PAYMENT OF S/T DEBT	-	-	-	-	-	-	-	-	-
112	CASH RESTRICTED MODERNIZATION AND DEV	12,530,555	-	-	-	-	-	-	-	12,530,555
113	CASH OTHER RESTRICTED	-	-	2,338,908	-	-	-	-	-	2,338,908
114	CASH TENANT SECURITY DEPOSIT	156,883	-	-	-	-	-	-	-	156,883
100	TOTAL CASH	14,464,118	146,452	2,676,436	-	-	-	326,857	-	17,613,863
	ACCOUNTS AND NOTES RECEIVABLE	-	-	-	-	-	-	-	-	
121	A/R - PHA PROJECTS	-	-	-	-	-	-	-	-	-
122	A/R - HUD PROJECTS	-	-	-	273,615	8,346	137,463	-	-	419,424
124	A/R - OTHER GOVT	-	-	-	-	-	-	-	842	842
125	A/R - MISC	287,646	-	-	-	-	-	-	-	287,646
126	A/R - TENANTS DWELLING RENT	167,207	-	-	-	-	-	-	-	167,207
126.1	ALLOWANCE FOR D A - TENANTS	(70,614)	-	-	-	-	-	-	-	(70,614)
126.2	ALLOWANCE FOR D A - OTHER	-	-	-	-	-	-	-	-	-
127	NOTES AND MORTGAGES RECEIVABLE	-	-	-	-	-	-	-	-	-
128	FRAUD RECOVERY	-	-	27,801	-	-	-	-	-	27,801
128.1	ALLOWANCE FOR FRAUD RECOVERY	-	-	-	-	-	-	-	-	-
129	ACCRUED INTEREST RECEIVABLE	-	-	-	-	-	-	-	-	-
120	TOTAL RECEIVABLES NET OF ALLOW	384,239	-	27,801	273,615	8,346	137,463	-	842	832,306
	CURRENT INVESTMENTS									
131	INVESTMENTS - UNRESTRICTED	1,446,661	-	-	-	-	-	-	-	1,446,661
135	INVESTMENTS RESTRICTED PYMT S/T DEBT	-	-	-	-	-	-	-	-	-
132	INVESTMENTS - RESTRICTED	-	-	-	-	-	-	-	-	-
142	PREPAID COSTS	42,747	477	108,578	-	-	-	-	-	151,802
143	INVENTORIES - MATERIALS	151,293	-	-	-	-	-	-	-	151,293
143.1	ALLOWANCE FOR OBSOLETE INV	(15,129)	-	-	-	-	-	-	-	(15,129)
145	INVENTORY HELD FOR RESALE	-	-	-	-	-	-	-	-	-
144	INTERPROGRAM DUE FROM	785,672	218,576	-	-	-	373,046	14,132	-	1,391,426
146	AMOUNTS TO BE PROVIDED	-	-	-	-	-	-	-	-	-
150	TOTAL CURRENT ASSETS	17,259,601	365,505	2,812,815	273,615	8,346	510,509	340,989	842	21,572,222
	NONCURRENT ASSETS	-	-	-	-	-	-	-	-	
	FIXED ASSETS	-	-	-	-	-	-	-	-	
161	LAND	4,921,811	-	-	-	-	-	-	-	4,921,811
168	INFRASTRUCTURE	-	-	-	-	-	-	-	-	-
162	BUILDINGS	61,870,399	-	-	428,309	-	-	-	-	62,298,708
163	FURNITURE & EQUIPMENT - DWELLINGS	-	-	-	-	-	-	-	-	-
164	FURNITURE & EQUIPMENT - ADMINISTR	794,299	-	27,056	-	-	-	-	-	821,355
165	LEASEHOLD IMPROVEMENTS	-	-	-	-	-	-	-	-	-
167	CONSTRUCTION IN PROGRESS	-	-	-	5,760,170	-	-	-	-	5,760,170
166	ACCUMULATED DEPRECIATION	(37,866,381)	-	(20,843)	-	-	-	-	-	(37,887,224)
160	TOTAL FIXED ASSETS, NET OF DEPR	29,720,128	-	6,213	6,188,479	-	-	-	-	35,914,820
171	NOTES & MORTGAGES RECEIVABLE - N/C	-	-	-	-	-	-	-	-	-
172	NOTES & MORTGAGES RECEIVABLE - PD	-	-	-	-	-	-	-	-	-
173	GRANTS RECEIVABLE - NONCURRENT	-	-	-	-	-	-	-	-	-
174	OTHER ASSETS	-	-	-	-	-	-	-	-	-
176	INVESTMENT IN JOINT VENTURES	-	-	-	-	-	-	-	-	-
180	TOTAL NONCURRENT ASSETS	29,720,128	-	6,213	6,188,479	-	-	-	-	35,914,820
190	TOTAL ASSETS	46,979,729	365,505	2,819,028	6,462,094	8,346	510,509	340,989	842	57,487,042
	LIABILITIES AND EQUITY									
	CURRENT LIABILITIES									
311	BANK OVERDRAFT	-	-	-	-	-	-	-	-	-
312	A/P < 90 DAYS	198,786	-	768	-	-	-	-	842	200,396
313	A/P > 90 DAYS	-	-	-	-	-	-	-	-	-
321	ACCRUED WAGE/PAYROLL TAXES PAYABLE	121,802	-	605	-	-	-	-	-	122,407
322	ACCRUED COMPENSATED ABSENCES	148,962	1,126	65,853	-	-	-	-	-	217,941
324	ACCRUED CONTINGENCY LIABILITY	-	-	-	-	-	-	-	-	-
325	ACCRUED INTEREST PAYABLE	-	-	-	-	-	-	-	-	-
331	ACCOUNTS PAYABLE - HUD PHA PROGRAMS	-	243,558	-	-	-	-	-	-	243,558
332	ACCOUNTS PAYABLE - PHA PROJECTS	-	-	-	-	-	-	-	-	-
333	ACCOUNTS PAYABLE OTHER GOVT	-	-	-	-	-	-	-	-	-
341	TENANT SECURITY DEPOSIT	156,883	-	-	-	-	-	-	-	156,883
342	DEFERRED REVENUES	2,340	-	-	-	-	-	-	-	2,340
343	CURRENT PORTION OF L/T DEBT CAPITAL	-	-	-	-	-	-	-	-	-

THE HOUSING AUTHORITY OF THE CITY OF
MONTGOMERY, ALABAMA
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MARCH 31, 2008

		LOW RENT 14.850a	Section 8 Sub Rehab 14.182	HOUSING CHOICE VOUCHER 14.871	CAPITAL FUND 14.872	ROSS 14.870	DISASTER VOUCHER 14.DVT	DISASTER HOUSING ASSISTANCE 97.109	STATE/LOCAL	TOTAL
344	CURRENT PORTION OF LT DEBT OPERATING	-	-	-	-	-	-	-	-	-
348	LOAN LIABILITIES - CURRENT	-	-	-	-	-	-	-	-	-
345	OTHER CURRENT LIABILITIES	123,484	-	16,838	-	-	-	-	-	140,322
346	ACCRUED LIABILITIES - OTHER	-	-	-	-	-	-	-	-	-
347	INTERPROGRAM DUE TO	-	-	1,109,465	273,615	8,346	-	-	-	1,391,426
310	TOTAL CURRENT LIABILITIES	752,257	246,686	1,193,529	273,615	8,346	-	-	842	2,475,273
	NONCURRENT LIABILITIES									
351	LONG TERM DEBT NET OF CURRENT CAPITAL	-	-	-	-	-	-	-	-	-
352	LONG TERM DEBT NET OF CURRENT OPERATING	-	-	-	-	-	-	-	-	-
354	LONG TERM PORTION OF COMPENSATED ABSENC	396,158	-	17,417	-	-	-	-	-	413,575
355	LOAN LIABILITIES - NONCURRENT	-	-	-	-	-	-	-	-	-
353	NONCURRENT LIABILITIES OTHER	10,448,092	-	1,545,084	-	-	-	-	-	11,993,176
350	TOTAL NONCURRENT LIABILITIES	10,844,250	-	1,562,501	-	-	-	-	-	12,406,751
300	TOTAL LIABILITIES	11,596,507	246,686	2,756,030	273,615	8,346	-	-	842	14,882,024
	EQUITY									
501	INVESTMENT IN GENERAL FIXED ASSETS	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
	CONTRIBUTED CAPITAL	-	-	-	-	-	-	-	-	-
502	PROJECT NOTES (HUD)	-	-	-	-	-	-	-	-	-
503	LONG TERM DEBT - HUD GUARANTEE	-	-	-	-	-	-	-	-	-
504	NET HUD PHA CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
505	OTHER HUD CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
507	OTHER CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
508	TOTAL CONTRIBUTED CAPITAL	-	-	-	-	-	-	-	-	-
508.1	INVESTMENT IN CAPITAL ASSETS	29,730,128	-	6,213	6,188,479	-	-	-	-	35,914,820
	RESERVED FUND BALANCE	-	-	-	-	-	-	-	-	-
509	RESERVED FOR OPERATING ACTIVITIES	-	-	-	-	-	-	-	-	-
510	RESERVED FOR CAPITAL ACTIVITIES	-	-	-	-	-	-	-	-	-
511	TOTAL RESERVED BALANCE	-	-	-	-	-	-	-	-	-
511.1	RESTRICTED NET ASSETS	12,530,555	-	2,218,564	-	-	-	-	-	14,749,119
512	UNDESIGNATED FUND BALANCE/R/E	-	-	-	-	-	-	-	-	-
511.1	UNRESTRICTED NET ASSETS	(5,867,461)	118,821	(2,161,779)	-	-	510,509	348,989	-	(8,058,921)
513	TOTAL EQUITY	35,383,222	118,821	62,998	6,188,479	-	510,509	348,989	-	42,603,018
600	TOTAL LIABILITIES AND EQUITY	46,979,729	365,505	2,819,028	6,462,094	8,346	510,509	348,989	842	57,485,042
		-	-	-	-	-	-	-	-	-
703	NET TENANT RENTAL REVENUE	1,044,609	-	-	-	-	-	-	-	1,044,609
704	TENANT REVENUE - OTHER	2,004	-	-	-	-	-	-	-	2,004
705	TOTAL TENANT REVENUE	1,046,613	-	-	-	-	-	-	-	1,046,613
706	HUD PHA GRANTS	7,020,973	126,503	8,756,548	710,135	39,830	189,290	-	-	16,843,284
706.1	CAPITAL GRANTS RECEIVED	-	-	-	1,292,197	-	-	-	-	1,292,197
708	OTHER GOVT GRANTS	-	-	-	-	-	-	409,934	11,815	421,749
710	SEC 8 INCOME	-	-	-	-	-	-	-	-	-
711	INVESTMENT INCOME - UNRESTRICTED	79,436	1,206	-	-	-	-	-	-	80,642
712	MORTGAGE INTEREST INCOME	-	-	-	-	-	-	-	-	-
713	PROCEEDS FROM ASSETS HELD FOR RESALE	4,975,975	-	-	-	-	-	-	-	4,975,975
713.1	COST OF SALE OF ASSETS	(1,832,289)	-	-	-	-	-	-	-	(1,832,289)
714	FRAUD RECOVERY	-	-	-	-	-	-	-	-	-
715	OTHER REVENUE	651,752	318	2,091	-	-	-	-	-	654,161
716	GAIN OR LOSS ON THE SALE OF FIXED ASSETS	-	-	-	-	-	-	-	-	-
725	INVESTMENT INCOME - RESTRICTED	554,579	-	115,329	-	-	-	-	-	669,908
		-	-	-	-	-	-	-	-	-
700	TOTAL REVENUE	12,487,119	128,032	8,873,968	2,002,332	39,830	189,290	409,934	11,815	24,152,320
	EXPENSES									
	ADMINISTRATIVE	-	-	-	-	-	-	-	-	
911	ADMINISTRATIVE SALARIES	2,022,333	4,730	430,862	137,404	31,112	-	-	-	2,626,461
912	AUDITING FEES	25,537	-	12,938	-	-	-	-	-	38,475
913	OUTSIDE MANAGEMENT FEES	-	-	378,485	-	-	-	-	-	378,485
914	COMPENSATED ABSENCES	86,031	443	11,815	-	-	-	-	-	98,289
915	EMPLOYEE BENEFIT CONTRIBUTION	679,879	1,475	144,460	15,447	8,718	-	-	-	849,979
916	OTHER OPERATING ADMINISTRATIVE	516,385	-	210,538	-	-	-	60,057	-	786,980
	TENANT SERVICES	-	-	-	-	-	-	-	-	-
921	TENANT SERVICES SALARIES	41,232	-	-	-	-	-	-	-	41,232
922	RELOCATION COSTS	-	-	-	-	-	-	-	-	-
923	EMPLOYEE BENEFIT CONTRIBUTION	-	-	-	-	-	-	-	-	-
924	TENANT SERVICES OTHER	13,180	-	-	-	-	-	-	11,815	24,995

THE HOUSING AUTHORITY OF THE CITY OF
MONTGOMERY, ALABAMA
FINANCIAL DATA SCHEDULE
MARCH 31, 2008

		LOW RENT 14.850a	Section 8 Sub Rehab 14.182	HOUSING CHOICE VOUCHER 14.871	CAPITAL FUND 14.872	ROSS 14.870	DISASTER VOUCHER 14.DVP	DISASTER HOUSING ASSISTANCE 97.109	STATE/LOCAL	TOTAL
	UTILITIES	-	-	-	-	-	-	-	-	-
931	WATER	827,548	-	-	-	-	-	-	-	827,548
932	ELECTRICITY	310,689	-	-	-	-	-	-	-	310,689
933	GAS	82,788	-	-	-	-	-	-	-	82,788
934	FUEL	-	-	-	-	-	-	-	-	-
935	LABOR	-	-	-	-	-	-	-	-	-
937	EMPLOYEE BENEFIT CONTRIBUTION UTILITY	-	-	-	-	-	-	-	-	-
938	OTHER UTILITIES	-	-	-	-	-	-	-	-	-
	ORDINARY MAINTENANCE & OPERATION	-	-	-	-	-	-	-	-	-
941	ORDINARY MAINT AND OP LABOR	1,003,736	-	-	-	-	-	-	-	1,003,736
942	ORDINARY MAINTENANCE AND OP MATERIALS	251,615	-	-	96,763	-	-	-	-	348,378
943	ORDINARY MAINTENANCE AND OP CONTRACT	779,648	-	-	-	-	-	-	-	779,648
945	EMPLOYEE BENEFIT CONTRIBUTION	367,810	-	-	-	-	-	-	-	367,810
	PROTECTIVE SERVICES	-	-	-	-	-	-	-	-	-
951	PROTECTIVE SERVICES - LABOR	-	-	-	-	-	-	-	-	-
952	PROTECTIVE SERVICES - OTHER CONTRACT COSTS	-	-	-	-	-	-	-	-	-
953	PROTECTIVE SERVICES - OTHER	4,013	-	-	9,699	-	-	-	-	13,712
955	EMPLOYEE BENEFIT CONTRIBUTION PS	-	-	-	-	-	-	-	-	-
	GENERAL EXPENSES	-	-	-	-	-	-	-	-	-
961	INSURANCE PREMIUMS	371,414	94	131,419	-	-	-	-	-	502,937
962	OTHER GENERAL EXPENSE	10,535,285	-	1,460,667	44,260	-	-	-	-	12,100,212
963	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	-	-
964	BAD DEBT - TENANT	247,400	-	-	-	-	-	-	-	247,400
965	BAD DEBT - MORTGAGES	-	-	-	-	-	-	-	-	-
966	BAD DEBT - OTHER	-	-	-	-	-	-	-	-	-
967	INTEREST EXPENSE	-	-	-	-	-	-	-	-	-
968	SEVERANCE EXPENSE	672	-	85	-	-	-	-	-	757
969	TOTAL OPERATING EXPENSES	18,227,195	6,752	2,781,289	303,573	39,830	-	60,057	11,815	21,430,511
970	EXCESS OPERATING REVENUE OVER OP EXP	(5,730,076)	121,280	6,092,679	1,698,759	-	189,290	349,877	-	2,721,809
		-	-	-	-	-	-	-	-	
971	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-
972	CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-
973	RAP	-	115,901	8,332,519	-	-	189,290	8,888	-	8,646,598
974	DEPRECIATION EXPENSE	1,473,039	-	2,474	-	-	-	-	-	1,475,513
975	FRAUD LOSSES	-	-	-	-	-	-	-	-	-
976	CAPITAL OUTLAYS GOVT FUNDS	-	-	-	-	-	-	-	-	-
977	DEBT PRINCIPAL PAYMENT GOVT FUNDS	-	-	-	-	-	-	-	-	-
978	DWELLING UNITS RENT EXPENSE	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
900	TOTAL EXPENSES	19,700,234	122,653	11,116,282	303,573	39,830	189,290	68,945	11,815	31,552,622
		-	-	-	-	-	-	-	-	
1001	OPERATING TRANSFERS IN	406,562	-	-	-	-	-	-	-	406,562
1002	OPERATING TRANSFERS OUT	-	-	-	(406,562)	-	-	-	-	(406,562)
1006	PROCEEDS FROM PROPERTY SALES	-	-	-	-	-	-	-	-	-
1007	EXTRAORDINARY ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-	-
1008	SPECIAL ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-	-
1010	TOTAL OTHER FINANCING SOURCES (USES)	406,562	-	-	(406,562)	-	-	-	-	-
									-	
1000	EXCESS REVENUE OVER EXPENSES	(6,796,553)	5,379	(2,242,314)	1,292,187	-	-	340,989	-	(7,400,302)
1103	BEGINNING EQUITY	30,401,849	113,442	2,305,312	16,674,208	-	510,509	-	-	50,005,320
1104	EQUITY TRANSFERS	11,777,926	-	-	(11,777,926)	-	-	-	-	-
1106	PRIOR PERIOD ADJUSTMENT	-	-	-	-	-	-	-	-	-
1101	CAPITAL OUTLAYS ENTERPRISE FUND	-	-	-	-	-	-	-	-	-
	ENDING EQUITY	35,383,222	118,821	62,998	6,188,479	-	510,509	340,989	-	42,605,018
		-	-	-	-	-	-	-	-	-
1120	GROSS # UNITS	24,924	294	27,660	-	-	292	36	-	53,206
1121	# UNIT MONTHS LEASED	19,838	278	19,322	-	-	292	36	-	39,766
1117	ADMINISTRATIVE FEE EQUITY	-	-	(2,155,566)	-	-	-		-	(2,155,566)
1118	HOUSING ASSISTANCE PAYMENTS EQUITY	-	-	2,218,564	-	-	-		-	2,218,564

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2008

Section I: Summary of Auditor's Results:

FINANCIAL STATEMENTS

Type of auditor's report issued:	Unqualified	
Internal Control over financial reporting:		
Are material weaknesses identified?	X Yes	___No
Are significant deficiencies that are not considered to be material weaknesses identified?	___Yes	X No
Is noncompliance that could have a material effect on the financial statements identified?	___Yes	X No

FEDERAL AWARDS

Internal control over major programs:		
Are material weaknesses identified?	___Yes	X No
Are significant deficiencies that are not considered to be material weaknesses identified?	___Yes	X No
Type of report issued on compliance with requirements applicable to each major program:	Unqualified	
Are there any audit findings that are required to be reported in accordance with Section 510(a) of OMB Circular A-133?	___Yes	X No

Identification of major programs:

Name of Federal Program	CFDA No.
Housing Choice Voucher	14.871
Disaster Voucher Program	14.DVP
Disaster Housing Assistance Program	97.109

Dollar threshold used to distinguish between type A and type B programs: $556,362

Is the auditee identified as a low-risk auditee? ___Yes X No

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2008

Section II: Financial Statement Findings:

Prior Year Findings and Questioned Costs

Finding 07 - 01 – Weak Accounting Control

Low Rent Public Housing – CFDA No. 14.850a; Grant period – year ended March 31, 2007

Condition and Cause:

During the audit of the accounting records, several adjustments were made. Examples of entries made are:

1. Low Rent and Capital Fund - Interprogram accounts were adjusted by $107,972 to balance the Interfund accounts.
2. Low Rent - Inventory was written down by $198,658 to agree to the inventory listing.
3. Low Rent - A contingent liability of $53,000 was written off.
4. Sub Rehab – An adjustment of $100,000 was made to equity in order to roll the accounts forward from the prior year.
5. Housing Choice Vouchers – A Housing Assistance Payment register was not maintained

Current Year Status:

This finding is repeated in the current year see Finding 08-01.

Current Year Findings and Questioned Costs

Finding 08-01

Public Housing Low Rent – CFDA No. 14.850a; Grant period – year ended March 31, 2008
Capital Fund Program – CFDA No. 14.872; Grant period – year ended March 31, 2008
Housing Choice Vouchers – CFDA No. 14.871; Grant period – year ended March 31, 2008

Criteria or specific requirement:

Information used to develop accounting records should be readily available for review and should mirror the accounting records. Periodic reviews should be performed to ensure all transactions relating to the fiscal year have been recorded and that the information has been recorded in the correct account and entered in the correct amount.

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2008

Section II: Financial Statement Findings: - Continued

Current Year Findings and Questioned Costs

Finding 08-01 - Continued

Condition and Cause:

As in the previous audit year, the Housing Authority required numerous significant and material adjustments to correct its financial statements at March 31, 2008. Most of the accounting problems were caused by the serious illness of a key accounting employee. However, in the current year, the Housing Authority has begun efforts to correct the issues that caused the problems in the past. Through attrition, the Authority has brought in new employees whose financial skill set and experience are much more in line with its current needs and requirements. The Authority has hired a new Assistant Executive Director/Comptroller with a strong financial and accounting background who has proven experience and leadership in improving financial systems and reporting. Second, the new Assistant Executive Director/Comptroller is currently investigating issues with the accounting software and systems that caused many of the accounting errors and problems in the past. Finally, the Authority has hired a new fulltime Executive Director who is dedicated to improving the overall Authority including accounting and is determined to provide the long term leadership needed for improvement.

Recommendation

We recommend that the Authority continue with the current project of reviewing the accounting process and determining the causes that have created the errors and problems in financial reporting the past couple of years.

Reply and Corrective Action Plan:

The Authority has hired new leadership with a strong financial background and is currently investigating to determine the causes of the financial reporting problems and correcting those problems. Barry Bagby, Assistant Executive Director/Comptroller expects to have the improvements made by the end of the current fiscal year.

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2008

Section III: Federal Award Findings and Questioned Costs: - Continued

Prior Year Findings and Questioned Costs - Continued

Finding 07 – 02 – Section 8 Management Review

Section 8 Housing Choice Voucher Program – CFDA No. 14.871; Grant period – year ended March 31, 2007

Condition & Cause

The Birmingham HUD Office performed a Tier 1 Review for the Authority's Section 8 Program. The Review listed four Findings and six Concerns.

The Findings Reported are as follows:

1) Finding 1: The Authority failed to document its efforts to encourage participation of landlords outside areas of poverty and minority concentration to participate in the Section 8 program.
2) Finding 2: The Authority did not execute leases for the number of units allocated thereby causing its utilization rate to drop.
3) Finding 3: The Authority was not consistent in documenting the utility allowance provided for the Section 8 participants. It also provided some allowances for unnecessary utilities or services.
4) Finding 4: The Authority did not maintain a bulletin board at the Section 8 office that adequately notified residents of Federal law and Authority policies.

The Concerns Reported were:

1) Concern 1: Of the 23 files reviewed, 18% (or 4 files) did not contain proper rent reasonableness documentation.
2) Concern 2: All quality control inspections were performed during the same month rather than within three months of the original inspection.
3) Concern 3: Units that failed HQS inspections were routinely not reinspected within 30 calendar days.
4) Concern 4: The reviewers noted several instances where the data was not correctly transferred from the file document to the HUD 50058 that was submitted to the PIC system.
5) Concern 5: Annual Enterprise Income Verification (EIV) System training must be performed in the near future in order for the program to remain in compliance.
6) Concern 6: A break-in occurred and several tenant files were destroyed but no documentation was taken. A reminder was made that in order to remain in compliance with EIV requirements, all such incidents must be reported to the Birmingham HUD Office.

Questioned Costs: None

THE HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

MONTGOMERY, ALABAMA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2008

Section III: Federal Award Findings and Questioned Costs:

Prior Year Findings and Questioned Costs - Continued

Finding 07 – 02 – Section 8 Management Review - Continued

Recommendation:

When listing the Findings and Concerns, the reviewers listed several recommendations how the Authority could improve operations. We recommend that the Authority heed those recommendations.

Current Year Status:

The Authority has made major strides in implementing the recommendations made by the reviewers. Based on the review of Section 8 tenant files in the current year, the finding is not repeated.

Current Year Findings and Questioned Costs

None

Corrective Action Plan
SEMAP Certification
FYE 03/31/2009

SEMAP Indicator	Responsible Staff Person	Resources Used to Achieve Correction of Indicator	Key Task Necessary to Reach Goal	Specific Time Frame to complete the Task	Procedures for Regular Evaluation of Task	Status
Indicator 3. **Determination of Adjusted Income**	Section 8 Director and Quality Assurance Specialist	Quality Assurance - EIV Training Material and Nan McKay Workbook; and updated MHA Section 8 Standard Operating Procedures (SOP) manual.	Adjusted Income Calculations Training through Team Exercises and Test Instructions and test will be provided on calculating third party income verifications, utility allowance calculations, and using correct payment standards. Third party verification forms will be updated to be more uniform.	July 2009 - On-Going	Bi-monthly Staff Meetings to include Additional Training Sessions and Test.	On Going. QA developed testing procedures and training is provided at monthly staff meetings
Indicator 6 **Housing Quality Standard Enforcement**	Inspections Specialist I and Section 8 Director	Inspection Completion Matrix - Monthly generated list of all units with failed inspections. This list will include the date of inspection and the correction due date; cited deficiencies and number of deficiencies; family or owner responsibility; life threatnening or non-life threatning determination; extension dates and abatement dates.	Daily reminder System developed in spreadsheet to ensure follow up inspections are completed timely. Deficiency letters to landlords were changed to reduce the days required to have deficiencies completed from 30 to 25 days and a reassignment of staff in office and under contract to cover inspection follow-ups during crucial times. The Section 8 Director will monitor the inspection process and the abatement of rents to landlords on a monthly basis.	July , 2009 - On Going	Monthly review Failed Inspections and Abatements. Estabish monthly log.	On- Going. New spreadsheet developed. Staff reassignments are complete. S8 Director review abatements monthly.
Indicator 8 **Payment Standards**	Section 8 Director	HUD website and PIH Notices	Adopt Payment Standards that are between 90 and 110% of published FMR. Re-verify the percentage does not exceed 110% by any points.	October, 2008 - Complete. Also complete August, 2009 for fiscal year 03/31/2010.	Review HUD website and PIH Notices for FMR changes regularly to maintain compliance with HUD regulaitons.	Complete. Payment Standards were changed and implemented October 1, 2009.
Indicator 10 **Correct Tenant Rent Calculations**	Section 8 Director and Quality Assurance Specialist	In-house Training Sessions - Quality Assurance Computer Software, EIV Training Material, MTCS/PIC Data and the updated SOP manual.	Review PIC Data on a monthly basis to determine and correct any inaccurate data computations submitted. All fatal errors will be promptly corrected and resubmitted to PIC. Instructions and test will be provided on calculating third party income verifications, utility allowance calculations, and using correct payment standards. The Quality Assurance Specialist and Section 8 Director will increase the number of tenant files reviewed on a monthly basis to insure accuracy in calculating tenant rent and the family rent to owner.	July, 2009 - On-Going	Monthly review of PIC submissions for total errors found and also review the tenant files for missing data and incorrect calculations and the consistency of same errors.	On-Going. QA has provided list of fatal errors for corrections. PIC is balanced monthly.