CITY OF MONTGOMERY
ALABAMA

DRAFT

PY 2025
Consolidated Annual Performance & Evaluation Report (CAPER)

For the Following Programs:

Community Development Block Grant (CDBG) Program
HOME Investment Partnership Act (HOME) Program
Emergency Solutions Grant (ESG) Program

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Through the City's CDBG, CDBG-CV, HOME, and ESG Programs during PY 2025, all priorities funded benefited the low-income population (including presumptive benefit groups) and improved services on a citywide basis.

CDBG PROGRAM - The City allocated funds to the following public service projects during PY 2025 – Boys & Girls Clubs of the River Region, Legal Services Alabama, Inc., Medical Outreach Ministries, Montgomery Education Foundation, and Montgomery STEP Foundation. CDBG-CV funds were used for rehabilitation of a homeless shelter (public facility) for women and their children. Combined, overall beneficiaries totaled 4,870 with 4,766 (98%) being from low-moderate income households. PY 2024 CDBG funds were allocated to the Montgomery Housing Authority for infrastructure activities and during summer 2026, 60 units of affordable housing were made available to low-moderate income households. At the time of this writing, all units are fully occupied.

Homeowner Housing Rehabilitated – During PY 2025, rehabilitation was completed on seven (7) low-moderate income homeowner occupied single family dwellings with CDBG funds. However, intake and other administrative activities proceeded throughout the year, toward providing rehab services on approximately seven (7) more pending homeowner applications.

HOME PROGRAM - The jurisdiction continued to pursue meeting its HOME assisted affordable housing goals during the fifth year of the 2025-2029 strategic plan. The PJ divided $42,636 in prior-year HOME CHDO Operating cost assistance grants to a current Community Housing Development Organization (CHDO), in support of the PJ/CHDO collaboration to promote local affordable housing. The PJ did not certify any new Community Housing Development Organizations (CHDOs) during the year, whereas, it recertified two current CHDOs for 2025. Although NOT completed during PY 2025, the PJ awarded $500K in supplemental HOME funds during 2025, for the ongoing construction of the Freedom Village Affordable Senior Apartments development, which consisted of $93,174.21 in HOME Entitlement Project (EN) funds and $406,825.79 in CHDO Reserve Project (CR) assistance. The PJ anticipates reporting Freedom Village's completion date in the following year.

Rental units constructed— The new 56-unit Magnolia Trace Apartments development was completed during PY 2025, which provided $721,344.45 in total leveraging for approximately $18,405,859 in LIHTC, State, and other financing to provide 56 units of new affordable rental

housing for low-income seniors.

Rental Units Rehabilitated— The PJ did not complete any rental rehab units in PY 2025.

ESG PROGRAM– PY 2025 ESG funds were used for operations and maintenance of homeless shelter programs at Family Sunshine Center, a shelter for battered and abused women, as well as Friendship Mission - a shelter for men. HandsOn River Region received ESG funds for management of the Homeless Management and Information Systems (HMIS). During PY 2025, homeless services benefited 833 individuals. An additional 212 unsheltered/152 sheltered homeless individuals were identified during MACH's Point-In-Time (PIT) Count.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Administration	CDBG: $ / HOME: $ / ESG: $	Other	Other	15	3	20.00%	3	3	100.00%

Affordable Housing	Affordable Housing Public Housing CHDO Operating Costs/Assistance	CDBG: $ / HOME: $ / ESG: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	30	60	200.00%			
Affordable Housing	Affordable Housing Public Housing CHDO Operating Costs/Assistance	CDBG: $ / HOME: $ / ESG: $	Rental units constructed	Household Housing Unit	30	56	186.67%			
Affordable Housing	Affordable Housing Public Housing CHDO Operating Costs/Assistance	CDBG: $ / HOME: $ / ESG: $	Rental units rehabilitated	Household Housing Unit	10	0	0.00%	68	7	10.29%
Affordable Housing	Affordable Housing Public Housing CHDO Operating Costs/Assistance	CDBG: $ / HOME: $ / ESG: $	Homeowner Housing Added	Household Housing Unit	5	0	0.00%			
Affordable Housing	Affordable Housing Public Housing CHDO Operating Costs/Assistance	CDBG: $ / HOME: $ / ESG: $	Homeowner Housing Rehabilitated	Household Housing Unit	25	9	36.00%	17	0	0.00%

Affordable Housing	Affordable Housing Public Housing CHDO Operating Costs/Assistance	CDBG: $ / HOME: $ / ESG: $	Other	Other	5	1	20.00%	1	1	100.00%
Homelessness	Homeless Non-Housing Community Development HMIS	ESG: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	25	0	0.00%	5	0	0.00%
Homelessness	Homeless Non-Housing Community Development HMIS	ESG: $	Homeless Person Overnight Shelter	Persons Assisted	3500	833	23.80%	400	833	208.25%
Homelessness	Homeless Non-Housing Community Development HMIS	ESG: $	Homelessness Prevention	Persons Assisted	5	0	0.00%			
Homelessness	Homeless Non-Housing Community Development HMIS	ESG: $	Other	Other	5	1	20.00%	1	1	100.00%

Non-Housing Community Development	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $ / HOME: $0 / ESG: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	60	1.20%	750	0	0.00%
Non-Housing Community Development	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $ / HOME: $0 / ESG: $0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	4807	96.14%	900	4807	534.11%
Non-Housing Community Development	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $ / HOME: $0 / ESG: $0	Jobs created/retained	Jobs	5	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City identified six (6) priorities through surveys in public forums during the Consolidated Plan process - 1) Infrastructure, 2) Public Services, 3) Housing, 4) Homeless Services, 5) Economic Development, and 6) Public Facilities.

Overall, non-profit organizations were provided CDBG funds for public service projects benefiting approximately 4807 individuals through services such as the provision of two (2) full-time Prevention Specialists to establish an effective character, social, and violence prevention skills program; provision of legal assistance to residents facing, or at risk of, becoming homeless due to eviction, garnishments, and/or bankruptcy

actions; funding for providing high-risk, low-income adults access to primary and specialty healthcare to manage chronic health conditions; provision of a summer reading program to provide home and family resources to K-5th grade students; and, provision of a mentoring and tutoring program for at-risk youth. Prior year CDBG funding benefited the homeless population by the use of mobile shower and laundry units.

Prior-year CDBG funds were designated the rehabilitation of a farmers market located in a primarly low-income, residential area to provide additional sources of fruits and vegetables. The first phase of the Fairview Farmers Market will replace the roof to be completed early Fall. Phase II – rehabilitation of the interior/exterior of the facility will begin after the roof is replaced and secures the structure of the facility. CDBG funding allocated to a Public Housing Authority (PHA) for infrastructure activities that resulted in 60 new affordable rental units made available to low-moderate income households was completed during summer PY 2026. PY 2025 CDBG funds were allocated to the the Courtney Harmon Pruitt Community Center (formerly Calmar Community Center)to begin construction of a playground area. Prior year CDBG and ARPA funding were used to construct this community center located in a primarily residential, low-moderate income are (LMA) not previously serviced by an existing center.

CDBG-CV funds were allocated to a homeless shelter for rehabilitation of a facility that houses and provides services for women and their children to prevent, prepare for, and respond to the Coronavirus.

Homeless services were provided for through two (2) of the City's homeless shelters - Family Sunshine Center and Friendship Mission. ESG funds were also provided to HandsOn River Region for the provision of HMIS services.

Through the City's HOME, CDBG, and ESG Programs during PY 2025, all priorities were funded except one - Business/Economic Development (CDBG program).

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	121	4
Black or African American	4,729	52
Asian	11	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	4	0
Total	**4,865**	**56**
Hispanic	84	0
Not Hispanic	4,781	56

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	3
Asian or Asian American	1
Black, African American, or African	572
Hispanic/Latina/e/o	8
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	1
White	174
Multiracial	27
Client doesn't know	0
Client prefers not to answer	0
Data not collected	47
Total	**833**

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Demographics for the CDBG, HOME, and ESG Programs during PY 2025 are derived from public service activities, affordable housing activities to include homeowner rehabilitation, and homeless services. CDBG-CV demographics will be reported in the PY 2026 CAPER as funds were expended after the program year's end date.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,766,448	925,153
HOME	public - federal	871,495	630,918
ESG	public - federal	154,468	68,028

Table 3 - Resources Made Available

Narrative

CDBG - As depicted in the table above, CDBG funds were used to fund five (5) public service projects; seven (7) homeowner emergency rehabilitation activities; and, CDGG administration, from which the aforementioned demographics were derived.

CDBG-CV - Totals in OTHER column reflect Friendship Mission (public facility) rehabilitation.

HOME – Totals in HOME column reflect affordable housing activities including new construction (rental); CHDO Operating Cost assistance; and HOME administration.

ESG - Totals in ESG column include Friendship Mission, Family Sunshine Center, and ESG administration.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	69	99	Homeless, Housing, Non-Housing Community Development - See map attached this section
Downtown Area & North Montgomery	3	0	Low-Income Areas
Southside Montgomery	1	1	Low-Income Areas
Westside of Montgomery	27	0	Low-Income Areas

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG PROGRAM - CDBG funds were allocated for public service projects, homeowner emegergency rehabilitation, public facility rehabilitation (domestic violence shelter), and construction of playground

for a community center. No strategic area was defined in this program.

HOME PROGRAM - During 2025, one (1) new HOME CHDO Operating (CO) cost assistance grant was awarded to a certified Community Housing Development Organizatin (CHDO).

The CO grants are typically allocated and awarded by the PJ to foster successful CHDO collaborating relationships in promoting development of Montgomery affordable housing.

ESG PROGRAM - ESG funds benefited the homeless population citywide and was not specified for any target area.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

During PY 2025, CDBG funds leveraged approximately $20M in public service activities (non-Federal and local) and infrastructure improvements (private and local).

The PJ provided $42,636 in a prior-year HOME CHDO Operating cost assistance grant to one current Community Housing Development Organization (CHDO) during 2025. This grant leveraged the non-profit organization's operating budget for the purpose of promoting development of Montgomery affordable housing. During PY 2025, the Magnolia Trace Senior Apartments development was completed, leveraging approximately $18,405,859 in LIHTC, State, and other financing to provide 56 units of new affordable rental housing for low-income seniors. The PJ provided HOME matching contributions for the year, consisting of $8,856 in cash paid for professional services. After consideration of the PJ's 2025 match obligation of $22,061, the jurisdiction's carryover balance of HOME match from non-federal sources continues to provide high leverage for its HOME program activities at approximately $5,592,043 in excess match, over its statutory obligation under the HOME Rule.

ESG funds leveraged approximately $146,691 in non-federal and private funds as well as other resources for services and activities.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	5,605,248
2. Match contributed during current Federal fiscal year	8,856
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	5,614,104
4. Match liability for current Federal fiscal year	22,061
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,592,043

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
N/A	0	0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	42,636	0	0	0	0	42,636
Number	1	0	0	0	0	1
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	0	0	0
Number	0	0	0
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	260	4
Number of Non-Homeless households to be provided affordable housing units	83	56
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**343**	**60**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	56
Number of households supported through Rehab of Existing Units	83	7
Number of households supported through Acquisition of Existing Units	0	0
Total	**83**	**63**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The PJ produced 56 completed new rental units within the report period. Moreover, construction continued throughout the period on another previously funded development, which is anticipated for completion within the coming PY 2026 period.

Seven (7) housing units received rehabilitation assistance that was provided under the CDBG owner-occupied emergency ('critical repair') rehab program.

Discuss how these outcomes will impact future annual action plans.

The City anticipates all future annual Action Plan goals for the provision of affordable housing will continue to be exceeded throughout the strategic planning period.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	47	8
Low-income	13	48
Moderate-income	7	0
Total	**67**	**56**

Table 13 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

During PY 2025, the Mid-Alabama Coalition for the Homeless (MACH) continued to coordinate outreach and community-based activities designed to identify, engage, and connect individuals experiencing homelessness, particularly those who are unsheltered, with available services and housing resources.

MACH's annual Blanket Drive was held November 17-21, 2025, to collect cold-weather supplies and other essential items for individuals experiencing homelessness. The drive resulted in the collection of 1,014 new and gently used items with an estimated in-kind value of $8,154. Donations included 214 blankets, 215 pairs of socks, hats, scarves, gloves, coats and jackets, shoes, warming products, clothing, bedding, and other winter necessities.

MACH and its community partners also conducted the annual Point-in-Time (PIT) Count on Tuesday, January 27 and Wednesday, January 28, 2026, with January 27, 2026 serving as the official point-in-time reference date. The Count identified 364 persons experiencing homelessness on the night of the Count, including 212 persons who were unsheltered. In conjunction with the PIT Count, the 2026 Housing Inventory Count (HIC) identified 224 beds within the Continuum of Care's homeless response system, with an overall bed utilization rate of 90 percent.

The PIT Count serves not only as an annual data collection activity, but also as an important opportunity for direct engagement with individuals experiencing unsheltered homelessness. Individuals encountered during the Count were provided information about available community resources and were encouraged to attend the River Region Connects event held in February 2026. Scheduling River Region Connects shortly after the PIT Count allowed MACH and its partners to build upon those initial outreach contacts and provide individuals with another opportunity to connect directly with service providers. The 2026 River Region Connects event served 48 individuals in the community, providing a centralized opportunity to access services and receive assistance from participating organizations.

MACH also partners with HandsOn River Region, which serves as the HMIS and Coordinated Entry lead for the Continuum of Care, to utilize 2-1-1 as the community's centralized access point for Coordinated Entry. Individuals and families experiencing homelessness or a housing crisis may contact 2-1-1 to begin the Coordinated Entry process. HandsOn River Region's Coordinated Entry staff then work with individuals to assess their housing needs, complete the appropriate Coordinated Entry assessment and HMIS documentation, and connect eligible households to the community's coordinated prioritization and referral process. This partnership provides a consistent point of access for individuals seeking assistance while also allowing the Continuum of Care to coordinate referrals among participating

housing and homeless service providers.

The 2026 PIT and HIC results continue to demonstrate the importance of targeted outreach to individuals experiencing unsheltered homelessness and the need to connect individuals encountered through outreach with the broader homeless response system. With 212 individuals identified as unsheltered and existing homeless-system beds operating at a 90 percent utilization rate on the night of the Count, outreach must extend beyond simply providing information about available services. MACH and its partners continue to focus on creating multiple points of engagement through street outreach, the PIT Count, 2-1-1 and Coordinated Entry, community events such as River Region Connects, and partnerships with local homeless service providers.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City and MACH continued to work together developing policies, guidelines, and benchmarks to identify, select, and evaluate homeless provider agencies that are able to meet the demands of Emergency Shelter and Transitional Housing programs, ensuring that their facilities and programs are compliant with the HESG regulations. In addition to using HESG funds, the City also looks for opportunities to use CDBG and HOME funds to further strengthen a homeless provider's ability to operate Emergency Shelters and Transitional Housing. The City's HOME-ARP Plan was submitted and approved by HUD during a prior program year and will be implemented during either the remainder of the current 5-year Consolidated Plan period, or early in the following period. The City is also in the process of addressing chronic homelessness within its internal 5-Year Homelessness Plan. This Plan will strengthen policies and procedures to better serve this population. Additionally, Community Development staff continues drafting the City's HOME-ARP Plan and will include a combination of ESG and CDBG funding to assist in homeless services.

In PY 2025, the City funded two (2) homeless service providers (Family Sunshine Center, and Friendship Mission) that provided emergency shelter and transitional housing primarily targeting women, women with children, and women who are victims of domestic violence. Overall during PY 2025, the homeless agencies expended ESG funds for activities to house and serve 833 homeless persons with adults and children. Each of the homeless services providers offered case managers that work with each homeless individual or family to develop an Individual Service Plan with goals and objectives that included transitional and/or permanent housing. Additional services provided to clients included education, employment, social service needs, mental health care, and healthcare. Much of the transitional and permanent housing is funded through the HUD Continuum of Care competition.

The main barrier associated with this category is inadequate funding for emergency shelter and transitional housing using regular ESG funds. Additionally, it appears that the number of homeless population of women and children is increasing without an adequate number of homeless service providers to accommodate them. Improvement to alleviate the consequences of this barrier is to cultivate and find additional private and non-private funds to support the construction of more shelters to support these programs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In PY 2025, homeless service providers used allocations from the ESG Program to provide shelter services including education, employment, social service needs, mental health care, and healthcare. As previously mentioned, 833 persons were served during the program year. In an effort to prevent low-income individuals and families from becoming homeless, the Mid-Alabama Coalition for the Homeless (MACH) received funding to provide rapid-rehousing activities through the Alabama Department of Economic and Community Affairs (ADECA). MACH works with members of the Homeless Coalition to make funds available not only to the general public but also to those member agencies that work with the homeless and chronically homeless, moving them from emergency to transitional to permanent housing. In PY 2023, there were 4 families (5 individuals) served through Rapid-Rehousing. Each individual and family served was provided with a case manager to oversee the rehousing process involving follow-up counseling to ensure they stay housed, avoiding homelessness or near homelessness again. The biggest barrier, of course, is adequate funding to support staff to meet client demand. However, a secondary barrier is the 1:1 match requirement, which is often difficult when supporting regular HESG funding. An improvement to the secondary barrier is identifying creative match within the guidelines whereby the City assists in providing match for the program and subrecipient.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Chronic Homeless activities are carried out through several homeless service providers in the City of Montgomery and funded primarily through the Continuum of Care (CoC) Program managed by the Montgomery Area Coalition for the Homeless (MACH). This CoC has been successful in securing funding from the City, as well as ADECA, over the past 10 years. These CoC funds allow homeless service providers to provide shelter for chronically homeless individuals and families first before serving newly homeless clients. Service providers in the City collaborate with each other to identify those who are chronically homeless and provide them with a unit when it becomes available. Additionally, the City plays a vital role in selecting and rating projects for CoC projects by participating as an evaluator in the CoC grant selection process. Once the individual is provided with housing, case management is provided in an effort to keep the individual in a housing unit. Rapid rehousing is also used by many of the

homeless service providers when it is appropriate.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Montgomery provided CDBG funding to the Montgomery Housing Authority (MHA) for infrastructure development/improvements at the Columbus Square (formerly Trenholm Court housing project) as well as Centennial Plaza (formerly Tulane Court) during its prior Five-Year Consolidated Plan. A total of 160 rental units were produced with 144 being made available to low-income households at Columbus Square. This project expands the current affordable housing stock available to low-income households and provide an opportunity to reduce MHA's waiting list.

The City funded MHA through the CDBG program as well as general fund dollars during PY 2024 for Phase III infrastructure improvements project at Columbus Square with the City providing both general fund dollars as well as HUD funds during PY 2024. Phase III was completed during summer 2026 making 60 units available to low-moderate income individuals/households. At the time of this writing, all 60 units are fully occupied and contributed to reducing MHA's waiting list.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City, in coordination with the Montgomery Housing Authority (MHA), will continue to distribute information concerning affordable homeowner opportunities through the City's other entitlement programs, such as the HOME Program, available to residents of public housing as well as coordinate with public housing staff any efforts to qualify residents for homeownership. MHA also operates the Housing Choice Voucher Program (HCV) with the goal of expanding homeownership opportunities for families who are current HCV program recipients. Families must meet HUD and MHA program requirements for program participation. The Housing Choice Voucher (HCV) Program is a Federally-funded rental assistance program for low-income families, the elderly, and disabled. The HCV Program provides eligible families an opportunity to broaden their housing options in the private rental market. The objective of the HCV Homeownership Program is to assist first-time homebuyers with monthly mortgage subsidy. This program allows the family to become invested in a wealth building opportunity. In addition, MHA has several special purpose voucher programs including Homeownership and Veterans Affairs Supportive Housing (VASH).

Actions taken to provide assistance to troubled PHAs

The Montgomery Housing Authority is not designated as being a troubled entity.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In February 2023, the City was awarded an Economic Development Initiative (EDI), Community Project Funding (CPF) Grant in the amount of $4M for the purpose of demolishing delapidated and blighted properties throughout the city. During PY 2024, the City of Montgomery, through its Housing Codes and Inspections Department, continued its effort to remove and/or control blighted properties through demolition and firm housing code enforcement. The City submitted its Action Plan for the demolition of eight (8) properties. Removal of blight is a high priority with the City's current administration. In addition to these structures being eyesores, several properties are structurally unsafe. Two (2) of the properties scheduled for demolition were completed during summer 2026. CDBG funds were also allocated to the Montgomery Housing Authority (MHA) project for the purpose of street/sidewalk improvements and infrastructure for development to support the affordable housing. During PY 2024, the PJ completed construction on a 56-unit HOME assisted rental development, Magnolia Trace Apartments, which results in a conversion of undeveloped land to residential use for low-income tenants.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

As a part of the consolidated planning cycle for program years 2025-2029, the City of Montgomery determined, in part, where underserved populations were located through results from the Analysis of Impediments (AI) to Fair Housing. To reduce the number of obstacles the City of Montgomery faces from meeting the needs of the underserved populations in the community and to help improve service delivery, the Community Development Division will assist with facilitating additional citywide collaborations while coordinating the work of social service organizations; eliminating duplication of efforts; and, spearheading community-wide solutions to local needs and disseminating information, news, and data that will assist all participant organizations a part of this collaborative effort. CDBG funds were also used to fund public service projects benefiting low-income youth and adults; provision of infrastructure (street, sewer, sidewalk, curb/gutter) to the City's Public Housing Agency (PHA) for the new construction of housing; provision of healthcare for uninsured/underinsured individuals; and, emergency home repairs for low-income homeowners. Prior-year CDBG funds were used to construct a community center located in a low-moderate income area where no such facility existed.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During PY 2025, the PJ conducted and/or certified HUD Part 58 environmental reviews for activities that involve existing single family rental and/or owner-occupied housing, wherein rehabilitation actions are or may be proposed. Upon selection and analysis and/or inspection of the sites, observations are made

to determine the likelihood of lead-based paint and/or its incipient hazards. On an on-going basis, prior to use of federal funds for construction activities, any eligible and approved sites found not to be exempt from any of the requirements of Part 35 will be inspected by a certified lead-based paint inspector and determinations will be made for all appropriate statutory compliance, where use of federal funds is proposed.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In an effort to reduce the number of poverty-level families, the City of Montgomery continued to work and strategize with organizations such as our Continuum of Care (CoC), Community Housing Development Organization (CHDO), Public Housing Agency (PHA), and other agencies in developing plans and funding streams to reduce the number of poverty-level residents. Our strategy for awarding HUD funds is predicated on partnering with those organizations that provide the best opportunities for the City to advance its anti-poverty strategy as well as provide for opportunities for residents to improve the quality of their lives. In 2015, the City began laying the foundation for a homeowner emergency rehabilitation program using CDBG funds to target low-income individuals who cannot afford to make costly repairs to their homes. Work continued in providing homeless prevention opportunities by administering rapid-rehousing funds to assist low-income individuals and families with rental assistance. In further efforts to reduce the level of poverty of families, the City has started the process of developing a Financial Empowerment Center, which is focused on raising the quality of life among low-income residents.

The City was awarded two (2) grants during pre-COVID era from the Cities for Financial Empowerment Fund to start a BankOn program to help the un-bankable get into the mainstream of banking and to start a Consumer Protection program aimed protecting citizens from consumer fraud, a goal Community Development countinues to build on the foundation. Community Development continues working with other City departments in an effort to promote business and employment opportunities through grant-funded projects (primarily construction) for minority business owners. Community Development also continues to work with other City departments to establish a land bank designed to strategically acquire vacant property for redevelopment activities such as affordable housing and other activities that may benefit poverty-level stricken families in the City.

Additionally, during PY 2023, the City received funds from the National League of Cities under the Cities Addressing Fines and Fees Equitably (CAFFE) Program to assist disadvantaged citizens in payment of fines and fees associated with the loss of their driver’s license. The program was designed during 2023 and began during summer 2024.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Montgomery and the Montgomery Area Coalition for the Homeless (MACH) continue to work to become stronger partners. MACH is under new leadership and serves as the lead Continuum of Care (CoC) organization for the City. The new Hearth Program's regulations require both parties to work

together developing policy and guidelines for homeless service providers for managing HESG activities and expending HESG funds. The new regulations call for more accountability and database management. Likewise, HOME program regulations encourage the City and its Community Housing Development Organizations (CHDOs), as well as other housing development entities (i.e., the local Public Housing Agency (PHA)) to work closely together, sharing and trading different skill sets as it relates to the development of housing. The City of Montgomery and MACH have pledged to work closely together in developing a new strategy to combat homelessness in the City. Likewise, the City and Montgomery Housing Authority are working closely together through MHA's award by HUD's Choice Neighborhood Grant to develop additional affordable housing in the City.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Montgomery continues to work to enhance coordination between public and private housing with services and resources facilitated by social service agencies. The City continues to encourage non-profit and private developers as well as capital and financial institutions to increase new residential development located near social service agencies. As transportation continues to be a barrier in connecting low-income residents to social services, the City's Transportation Division continues to work on improving routes (including route schedules) while keeping costs affordable to low-income residents, primary users of public transportation.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The major obstacles to overcome the effects of any impediments to the fair housing choice analysis are the abilities to support enforcement of the law and sufficient education of the public. In an effort to address the public with education of fair housing laws and regulations, the City placed fair housing posters in all of its public facilities such as libraries, City Hall and its annexes, fire stations, etc. As a part of the monitoring process of Subrecipients (including those with housing projects), Community Development staff ensures they adhere to all fair housing laws and regulations. During prior years, City staff partnered with Central Alabama Fair Housing Center (CAFHC) to provide a workshop for all City employees to stay abreast of impending changes in fair housing regulations. The City was unable to accomplish the workshop normally hosted via Zoom due to the agency being forced to close due to Federal government reduction during the Grantees funding year.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Montgomery will utilize the standards and procedures for monitoring activities and Subrecipients as outlined in the Community Development Division's Standard Operating Procedures Manual while administering the Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME), and Emergency Solutions Grant Programs (ESG). The City will continue to use various administrative mechanisms to track and monitor the progress of HUD-funded projects that are under its control and jurisdiction. The goal is to ensure that Consolidated Plan-related programs and activities are carried out in a timely manner in accordance with federal regulations and other statutory or regulatory requirements.

The primary monitoring goals of the City is to provide technical assistance, identify deficiencies, and promote corrections in order to improve, reinforce or augment the City's Consolidated Plan performance. The City will monitor all CDBG, HOME and ESG Subrecipient activities as required by HUD in accordance with the agreement between the agencies and the City, and as required by CDBG HOME and ESG regulations. Subrecipients are required to submit program and financial reports to facilitate monitoring. Annual monitoring includes ensuring that the Subrecipients comply with the terms of their agreements including income and client eligibility, reporting requirements, and timeliness. Staff will utilize both "desk-monitoring" and internal/on-site monitoring to assess the quality of the program performance over the duration of the agreement.

Other efforts will include ongoing communication with Subrecipents through the provision of on-site technical assistance when requested. In addition, frequent telephone contacts, written communications, analysis of reports and annual audits (where applicable), administrative and environmental guidance by City staff will be conducted. The City encourages minority participation wherever possible in the administration of its program activities. For example, a minority contractor database is maintained with the City of Montgomery's Engineering Department. Notices to public hearings, meetings, Request for Proposal (RFP), and Request for Quotes and Qualifications (RFQ) are sent to all businesses and organizations listed in the City of Montgomery's database.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The public notice of the City of Montgomery's CAPER draft was published on August 7, 2026. and made available for public review and comment with copies provided at the Department of Economic Development and displayed on the City of Montgomery's Website at www.montgomeryal.gov under the Department of Community Development's webpage at https://www.montgomeryal.gov/government/city-government/city-departments/community-development/community-development-division. As required, a fourteen-day advanced notice of a fifteen-day review period was given to allow for public comments concerning the CAPER beginning August 7, 2026 through September 8, 2026. No comments were received. Please see legal advertisement in Section CR-00.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Montgomery has not changed any of its program objectives during Program Year (PY) 2025 using CDBG, HOME, or ESG funding. At this time during the first year of the Consolidated Plan, the City followed its 5-Year Plan with projected goals and objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Inspections are normally conducted in accordance with the inspection procedures established by the jurisdiction, as scheduled on the attached table, "CAPER HOME Rental Projects Inspections Summary - PY 2025" at CR-00. In a typical year, starting within 12 months after project completion and at least once every 3 years thereafter during the period of affordability, the PJ conducts on-site inspections of its HOME-assisted rental housing to determine compliance with the property standards of § 92.251 and to verify the information submitted by the owners in accordance with the requirements of § 92.252.

During PY 2025, the PJ successfully conducted site inspections and monitoring reviews for all thirteen (13) of its current HOME assisted rental developments that remain under the statutory affordability period. No issues were detected during the inspections; therefore, all 13 developments qualified for the 3-year maximum interval between inspections, subject to successful approval of each development's Annual Compliance Report (ACR). Barring any concerns that might arise from upcoming ACRs, the next site inspections and on-site file reviews are scheduled to be completed by September 30, 2028 (i.e., year 4 of the subsequent new PY 2025-2029 Plan). Delayed, untimely submission or other ACR concerns may trigger additional file and/or site reviews for monitoring of compliance.

In addition, the PJ typically conducts financial analysis reviews on all projects with ten or more HOME Assisted units, according to requirements of the 2013 HOME Final Rule, presently only applicable to the Lanier Place-2, Phases I-III; Willow Oak Trace Apartments; and the recently completed Magnolia Trace Apartment developments. The applicable reviews and analyses were completed and filed during 2025, with no findings or concerns raised.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The PJ's written agreements executed for HOME consistently set forth that the owner/developer is required to conduct affirmative marketing in sales or leasing operations for all housing funded by the

PJ. All HOME rental projects whose affordability period remains in force are verified for affirmative action plans and implementation thereof during the regularly scheduled on-site inspection visit. In the inspections completed during PY 2025, none of the projects had issues, concerns, or findings with regard to affirmative action statutory requirements.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The PJ used no program income during PY 2025 for HOME or CHDO projects.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The PJ annually seeks opportunities to award HOME funds as gap financing to supplement Low Income Housing Tax Credit (LIHTC), and other sources of funds, whenever the proposed developments are reasonable and consistent with the current 5-year Consolidated Plan and annual Action Plan.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	1	0	0	0
Total Labor Hours	0	39,081	0		
Total Section 3 Worker Hours	0	13,921	0		
Total Targeted Section 3 Worker Hours	0	1,721	0		

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	2	1	0		
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	2	1	0		
Direct, on-the job training (including apprenticeships).	0	0	0		
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0		
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0		
Outreach efforts to identify and secure bids from Section 3 business concerns.	2	1	0		
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0		
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0		
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0		
Held one or more job fairs.	2	1	0		
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0		
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0		
Assisted residents with finding child care.	0	0	0		
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0		
Assisted residents to apply for, or attend vocational/technical training.	0	0	0		
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0		
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0		
Provided or connected residents with training on computer use or online technologies.	0	0	0		
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0		
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0		

Other.	0	0	0		

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	MONTGOMERY
Organizational DUNS Number	078961885
UEI	
EIN/TIN Number	636001323
Indentify the Field Office	BIRMINGHAM
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Montgomery City & County CoC

ESG Contact Name

Prefix	Mr
First Name	Desmond
Middle Name	
Last Name	Wilson
Suffix	
Title	Grants Administrator

ESG Contact Address

Street Address 1	P.O. Box 1111
Street Address 2	25 Washington Avenue, 4th Floor
City	Montgomery
State	AL
ZIP Code	-

Phone Number	3346252735
Extension	
Fax Number	3346254432
Email Address	dwilson@montgomeryal.gov

ESG Secondary Contact

Prefix	Dr
First Name	Gary
Last Name	Sharp
Suffix	
Title	Grants Administrator
Phone Number	3346252065
Extension	
Email Address	gsharp@montgomeryal.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	05/01/2025
Program Year End Date	04/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: FAMILY SUNSHINE CENTER
City: Montgomery
State: AL
Zip Code: 36103, 5160
DUNS Number: 958606592
UEI:
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 42864.87

Subrecipient or Contractor Name: HandsOn River Region
City: Montgomery
State: AL
Zip Code: 36109, 2707
DUNS Number: 004232117
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 57153.16

Subrecipient or Contractor Name: Friendship Mission ESG CV 2
City: Montgomery
State: AL
Zip Code: 36108, 4434
DUNS Number: 830621442
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 42864.87

Attachment

PY 2025 CAPER Notice

PROGRAM YEAR (PY) 2025
CAPER NOTICE

PUBLIC NOTICE

CITY OF MONTGOMERY'S
CONSOLIDATED ANNUAL PREFORMANCE AND
EVALUATION REPORT (CAPER)

The City of Montgomery has prepared a DRAFT copy of the U.S. Department of Housing and Urban Development (HUD) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year (PY) 2025. This report incorporates performance reporting for the City's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. The City provides an advanced 14-day notice of the 15-day public review period so as to give the public adequate opportunity to review and comment on the report. The DRAFT CAPER will be available for public review at the following locations: City of Montgomery's Department of Economic Development, Housing Development Division - 25 Washington Ave, 4th Floor, Montgomery, AL 36104.

This Notice and a draft copy of the report will be posted on the City of Montgomery's website at under the Department of Economic Development's webpage at:
https://www.montgomeryal.gov/government/city-government/city-departments/economic-development/housing-development-division-1.

Comments concerning the CAPER must be in writing, and may be mailed to:

City of Montgomery
Department of Economic Development
Housing Development Division
P. O. Box 1111
Montgomery, AL 36101-1111
or by email to smartin-bowen@montgomeryal.gov

Publishing of this notice is dated Friday, August 7, 2026. The 15-day review period will begin on Friday, August 22, 2026 and end on Tuesday, September 8, 2026 at 5:00 p.m. and a summary of all written comments received will be included when the CAPER is submitted to the U. S. Department of Housing and Urban Development (HUD) on or about September 15, 2026.

NOTICIA PÚBLICA

CIUDAD DE MONTGOMERY
INFORME ANUAL CONSOLIDADO DE RENDIMIENTO Y
EVALUACIÓN (CAPER)

La Ciudad de Montgomery ha preparado un borrador del Informe Anual Consolidado de Desempeño y Evaluación (CAPER) del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para el Año Programático 2025. Este informe incluye información sobre el desempeño de los programas de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG), Asociaciones de Inversión HOME (HOME) y Subvenciones para Soluciones de Emergencia (ESG). La Ciudad notifica con 14 días de antelación el período de revisión pública de 15 días para que el público tenga la oportunidad de revisar y comentar el informe. El BORRADOR del informe estará disponible para consulta pública en la siguiente dirección: Departamento de Desarrollo Económico de la Ciudad de Montgomery, División de Desarrollo de Vivienda, 25 Washington Ave, 4.º piso, Montgomery, AL 36104.

Este aviso y un borrador del informe se publicarán en el sitio web de la Ciudad de Montgomery, en la página del Departamento de Desarrollo Económico, en:
https://www.montgomeryal.gov/government/city-government/city-departments/economic-development/housing-development-division-1.

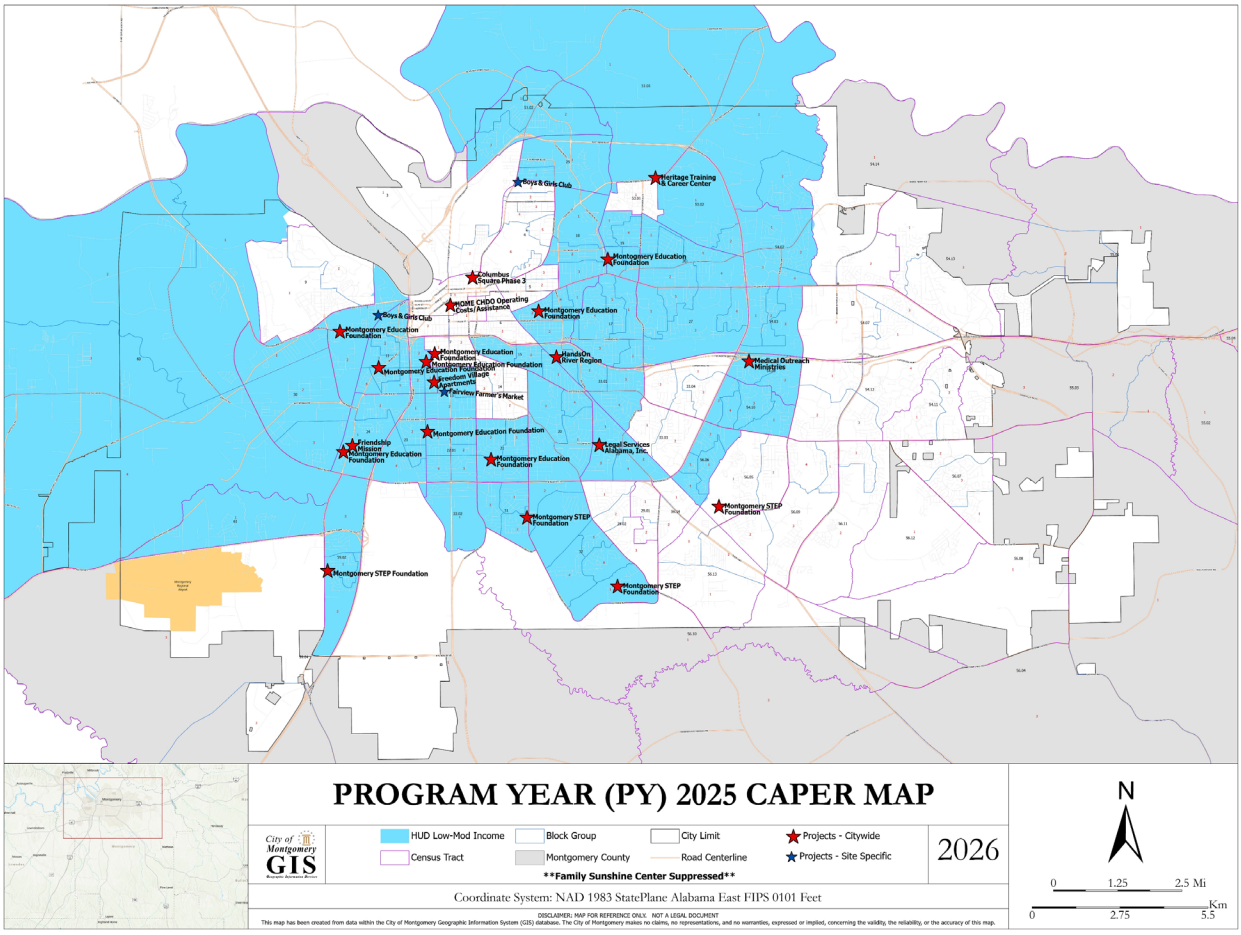
Los comentarios sobre el CAPER deben hacerse por escrito y pueden enviarse por correo a:

Ciudad de Montgomery
Departamento de Desarrollo Económico
División de Desarrollo de Vivienda
Apartado Postal 1111
Montgomery, AL 36101-1111
o por correo electrónico a
smartin-bowen@montgomeryal.gov

La publicación de este aviso tiene fecha del viernes 7 de agosto de 2026. El periodo de revisión de 15 días comenzará el viernes 22 de agosto de 2026 y finalizará el martes 8 de septiembre de 2026 a las 5:00 p. m.; asimismo, se incluirá un resumen de todos los comentarios por escrito recibidos cuando se presente el CAPER ante el Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) el 15 de septiembre de 2026 o alrededor de esa fecha.

8/7/2026 # 12540418

PY 2025 CAPER Map



PY 2025 CAPER HOME Rental Projects Inspection Summary

CAPER HOME Rental Projects Inspections Summary - PY 2025

PROJECT NAME & NUMBER	ADDRESS	LAST INSPECTION RESULTS	AFF. PERIOD ENDS:	LAST INSP. (PY)	NEXT INSP. (PY)
Magnolia Trace Apts. HP-20-11.2	8230 Park Crossing 36117	Inspected; no issues (56 units)	2045	2025	2028
Willow Oak Trace Apts. HP-19-12	8535 Halcyon Pointe Dr. 36117	Inspected; no issues (56 units)	2044	2025	2028
Liberty Court Ph.1 HP-16-15	388 Liberty Court	Inspected; no issues (6 units)	2042	2025	2028
Lanier Place 2.3 HP-16-10	1782 E.D. Nixon Avenue 36108	First Anniversary Inspection & Financial Review of Rental Operations (9 units)	2039	2025	2028
Lanier Place 2.2 HP-15-10	1782 E.D. Nixon Avenue 36108	Inspected; no issues (7 units)	2036	2025	2028
Lanier Place 2.1 HP-14-13	1782 E.D. Nixon Avenue 36108	Inspected; no issues (11 units)	2039	2025	2028
Opportunity Gardens Homes HP-08-17	Ashley Road at Opportune Lane 36108	Inspected; no issues (7 units)	2035	2025	2028
Heritage View Apts. HP-10-12	403 Wade St. 36105	Inspected; no issues, findings or concerns.	2032	2025	2028
Estates at Northampton Apts. HP-09-16	5685 Express Dr. 36116	Inspected; no issues, findings or concerns	2032	2025	2028
VOA Montgomery Group Home HP-07-19	1926 Bryan St. 36106	Inspected; no issues, findings or concerns.	2032	2025	2028
NSP-Amanda RR (formerly Garden Sq.) HP-10-23	273 Amanda Loop	Inspected; no issues (8 units)	2036	2025	2028
Capitol Hts. Place II HP-07-29	149 South Panama St. 36107	Inspected; no issues, findings or concerns.	2028	2025	2028
Community Village Homes HP-02-03	3000 Reunion St. 36116	Inspected; minor maintenance issues resolved.	2030	2025	2028