

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Prattville Housing Authority PHA Code: AL131 PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/01/2010				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 106 Number of HCV units: 40				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. Prattville Housing Authority's mission is to provide drug free, decent, safe, and sanitary housing for eligible families and to provide opportunities and promote self sufficiency and economic independence for residents.				
5.2	Goals and Objectives. Our goal is to improve the quality of assisted living. Our objectives are to improve our housing management (PHAS) scores and to improve voucher management (SEMAP) scores. We will improve customer satisfaction and concentrate on improving specific management functions such as public housing finance and voucher unit inspections. We will also continue to renovate and modernize public housing units. Another goal is to increase assisted housing choices. We can do this by providing voucher mobility counseling and by increasing outreach to potential voucher landlords. A goal is to provide an improved living environment by implementing public housing security improvements. The fourth goal is to promote self-sufficiency and asset development of families and individuals. To do this we will increase the number and percentage of employed persons in assisted families and attract or provide supportive services to improve assistance recipients' employability. Our final goal is to ensure equal opportunity in housing for all Americans. We want to ensure access to assisted housing, provide a suitable living environment, and to ensure accessible housing to persons with all varieties of disabilities, regardless of race, color, religion, national origin, sex, familial status, and disability. Significant progress has been made recently by improving our SEMAP scores and by modernizing over 15 apartments in one of our developments.				
6.0	PHA Plan Update (a) No Plan elements have been revised by the PHA since the last annual plan submission. (b) Copies of the 5-Year and Annual Plans may be obtained at the Authority office at 318 Water Street Prattville, Alabama.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attachments				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See attachments				

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The combined Section 8 and Public Housing waiting lists indicate that the largest percentage (93%) of families is very low income. Approximately 15% are elderly and 15% disabled, with the majority (73%) being race/ethnicity 2. The preponderance of our needs are for 1, 2, and three bedroom units with little or no need for five bedrooms and up. There is adequate affordable housing available in the jurisdiction with our public housing units being the most affordable. Continued modernization of these units will increase their affordability by making them more energy efficient. We could serve more section 8 families if more funding were made available. The section 8 families are scattered uniformly throughout the jurisdiction so that location is not a significant issue. The public housing units are in three sites throughout the city and we would expand provided increased funding.</p>
9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>We will employ effective maintenance and management policies to minimize the number of public housing units off-line. We will strive to reduce vacant unit turn around time and reduce renovation time. We will maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction. We will take measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required. We would apply for additional section 8 units should they become available and we would like to leverage affordable housing resources in the community through the creation of mixed- finance housing.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Prattville Hosing Authority has met the mission and goals established in the previous five year plan. The Authority recently began modernization of its third complex with the assistance of ARRA formula funds.</p> <p>(b) The Prattville Housing Authority considers the following to be significant amendments or modifications to the Plan: (1) Changes to rent or admissions policies of organization of the waiting list. (2) Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund. (3) Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</p> <p>Substantial deviation from the 5-Year Plan: None Significant Amendment or Modification to the Annual Plan: None</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	PHA Name: Prattville Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09-P131-501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$25,408			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$13,500			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$75,900			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$10,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

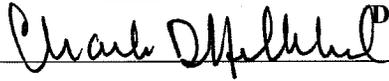
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$55,192			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$180,000			
21	Amount of line 20 Related to LBP Activities	\$5,000			
22	Amount of line 20 Related to Section 504 Activities				
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	\$50,000			
Signature of Executive Director		Date		Signature of Public Housing Director	
		04/05/2010			

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Part II: Supporting Pages								
PHA Name: Prattville Housing Authority			Grant Type and Number Capital Fund Program Grant No: AL09-P131-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations			\$25,408				
	Fees and Costs			\$13,500				
	A&E fees							
	Dwelling Structures			\$75,900				
	HVAC, new wiring,kitchens,bathrooms,and windows							
	Non-Dwelling Equipment			\$10,000				
	New covered maintenance shed							
	Bond Pool Debt Service			\$55,192				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Psdrattville Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09-P131-501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	\$26,510				
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$13,254			\$1,316.25	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$70,595.34				
11	1465.1 Dwelling Equipment—Nonexpendable		\$10,000			
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	\$10,000	0			
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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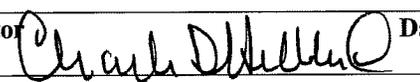
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Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$56,373.66			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				\$1,316.25
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$176,732			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				
Signature of Executive Director		Date		Signature of Public Housing Director	
		04/05/2010			

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations			\$26,510				
	Fees and Costs			\$13,254			\$1,316.25	
	A&E Fees							
	Dwelling Structures			\$70,595.34				
	HVAC, new wiring, new kitchens bathrooms, and windows							
	Non-Dwelling Equipment			\$10,000	0			
	Dwelling Equipment				\$10,000			
	New refrigerators and stoves							
	Bond Pool Debt Service			\$56,372.66				

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.

Information regarding Violence Against Women Act and Department of Justice Reauthorization Act of 2005

A goal of the Prattville Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can. VAWA requirements and procedures have been incorporated into our ACOP and lease.

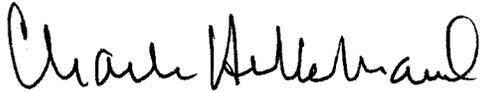
Resident Advisory Board Comments

There were no comments

Challenged Elements

None

Prattville Housing Authority:



Charles Hillebrand
Executive Director

04/05/2010